

PLANNING BOARD
MEETING MINUTES
September 28, 2021

7:00PM

Remote Meeting

Members Present: Otto Lies, Scott Carlson, Robert Ricker, Brynn Zawada, and James Parker

Not Present: Nancy Kielinen

Others present: Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; Isabel McCauley, Holden DPW; William Murray, Places Associates, Pine Tree Estates; Paul Haverty, Attorney for Pine Tree Estates; Stacy Justice, 129 Bailey Rd, Pine Tree Estates; James Soucy, Sunshine Ridge Development, Pine Tree Estates;

S Carlson called the meeting to order at 7:03 pm.

PUBLIC HEARING – DEFINITIVE SUBDIVISION - PINE TREE ESTATES - Holden Pine Tree, LLC – PINE TREE ROAD/BAILEYROAD - Assessing Map 172 Parcel 14 and Map 173 Parcels 35 and 62 - 98 dwelling units

P Harding read the public notice. B Zawada will not be able to vote as she was not a board member for the first hearings. N Kielinen is not present.

W Murray and P Haverty conferred and they would like to proceed with the hearing.

P Harding said that the phasing plan was sent to the Board members today and in addition the sidewalks were still a pending issue, HOA documents have been submitted but not yet reviewed.

W Murray, Places Associates; explained that most comments have been addressed and there are 7 points brought up by the DPW memo that they feel can be addressed. I McCauley, Holden DPW, stated that many comments showing in the memo are just for recommendation on conditions of approval and they want to keep track of them. The outstanding comments are more technical and small details that they are requesting from the applicant.

W Murray addressed the phasing plan which would open a center phase to stock pile materials as they are cleared to allow for use during other phases.

O Lies said that he did not have a chance to review the phasing plan that was submitted.

W Murray explained that this is a 5 phase project and he has color coded it. Phase 1 would be cleared and the blue area (a portion of Phase 4) would be cleared at the same time to be used for storage. There is a ridge line to the north that would act as a physical barrier. Phase 2 also has an excess amount of sand and gravel that they would utilize for roadway. Phase 3 would also utilize the storage in Phase 4 for any materials they would not desire to truck out. Phase 4 connects Pine Tree to Henry and while Phase 4 is being constructed they would need to clear Phase 5 to store the fill materials there. Last Phase 5 is completely fill dependent and would utilize the rest of the fill materials.

S Carlson asked about selling the lots without home construction and how that will be conveyed to the potential buyers. W Murray said they don't have an answer for that but the intention would be to prep the area in anticipation of a developer either purchase each phase or the entire project.

O Lies asked what the timeline would be for this phasing plan. W Murray replied that each phase would be anticipated to take no more than 1 year.

J Parker asked about the sequencing and who will be completing the infrastructure. W Murray said that the infrastructure and roadway would be buttoned up before going to market.

W Murray said that they anticipate closing out concerns with DPW and the Conservation Commission by mid-October and would seek a vote from the Planning Board end of October. Regarding the sidewalks they have agreed to do what Sunshine Ridge has done and they are not willing to offer offsite mitigation.

I McCauley said that DPW feels that Sunshine Ridge is a much smaller development and they would still ask for the offsite mitigation they have recommended since the beginning.

Stacy Justice, 129 Bailey Rd, stated they do not want a development of this size. If the development has to go in then they would want a sidewalk for the safety of everyone.

James Soucy, Sunshine Ridge subdivision, asked why connecting road was taken out that was shown originally. W Murray commented that the Planning Board requested it to be removed.

Motion by R Ricker, seconded by O Lies to CONTINUE THE PUBLIC HEARING – DEFINITIVE SUBDIVISION - PINE TREE ESTATES - Holden Pine Tree, LLC – PINE TREE ROAD/BAILEY ROAD - Assessing Map 172 Parcel 14 and Map 173 Parcels 35 and 62 TO THE OCTOBER 26, 2021 MEETING AND FILING WITH THE TOWN CLERK TO NOVEMBER 9, 2021. APPROVED BY A VOTE 4-0-2 (B Zawada abstained)

APPROVAL NOT REQUIRED

1037, 1055-1057 Main Street – Gail M. Hanny, Trustee of the Zottoli Millbrook Nominee Trust, Commercial Zoning District – P Harding explained that this is a lot line adjustment for property held in common ownership to reflect conforming lots for a new building that was constructed. The Board previously approved this due to services to the lots in the event that something was sold.

Motion by O Lies, seconded by R Ricker to APPROVE THE ANR FOR 1037, 1055-1057 MAIN STREET LOT LINE ADJUSTMENT, GAIL M. HANNY, TRUSTEE OF THE ZOTTOLI MILLBROOK NOMINEE TRUST, COMMERCIAL ZONING DISTRICT. APPROVED BY A VOTE 5-0-1

2 Shay's Lane/665 Salisbury Street Carlo and Cox/Sequeira- R-40 Zoning District -lot line adjustment - P Harding explain that they are exchanging parcels in equal size to accommodate a shed and driveway that were improperly located.

Motion by R Ricker, seconded by O Lies to APPROVE THE ANR FOR 2 SHAY'S LANE/665 SALISBURY STREET CARLO AND COX/SEQUEIRA-R-40 ZONING DISTRICT LOT LINE ADJUSTMENT. APPROVED BY A VOTE 5-0-1

50 Kendall Road - Silver Tree Realty – R-1 Zoning District – creation of an unbuildable parcel
There were two different applications dividing the same lot. This is creating a parcel that is unbuildable, if the label is included on the ANR we have to endorse the plan. It is suggested that we accompany the endorsement with a letter stating transfer of ownership of the unbuildable parcel

independently will create a zoning violation and any necessary relief must be obtained prior the separating ownership unless it is combined with an abutting land to create a conforming lot.

I McCauley said that DPW doesn't think there is any impact but no intention for dividing the lots was given.

The Board expressed confusion as to why there would be an application to create unbuildable lots. P Harding said the intent from the applicant is to eventually add it to an abutting lot but that is not indicated on the plans so the Board cannot

Motion by O Lies, seconded by R Ricker to DENY THE REQUEST PENDING FURTHER CLARIFICATION FROM THE APPLICANT FOR ANR 50 KENDALL ROAD – SILVER TREE REALTY – R-1 ZONING DISTRICT – CREATION OF AN UNBUILDABLE PARCEL. APPROVED BY A VOTE 5-0-1

50 Kendall Road - Silver Tree Realty – R-1 Zoning District – creation of an unbuildable parcel
Separate application P Harding shared the plans.

Motion by O Lies, seconded by R Ricker to DENY THE REQUEST PENDING FURTHER CLARIFICATION FROM THE APPLICANT FOR ANR 50 KENDALL ROAD – SILVER TREE REALTY – R-1 ZONING DISTRICT – CREATION OF AN UNBUILDABLE PARCEL. APPROVED BY A VOTE 5-0-1

LAND USE TABLE

P Harding shared that the land use table was put on hold due to COVID. Current trends and issues were added and highlighted in the document that was shared with the Planning Board. Next step would be to review with ZBA and hold a public hearing to review and if approved would be presented at the Town Meeting in May 2022. The Board reviewed and will continue this discussion at the October 12, 2021 meeting.

MINUTES

AUGUST 10, 2021

Motion by J Parker, seconded by S Carlson TO APPROVE THE MINUTES OF THE AUGUST 10, 2021 MEETING.
APPROVED BY 4-0-2 (B Zawada abstained)

Meeting was adjourned at 8:38 pm