

PLANNING BOARD
MEETING MINUTES
October 9, 2018

7:00PM

Memorial Hall

Members Present: John Michalak, Robert Ricker, Scott Carlson, Otto Lies, Michael Krikonis

Members Not Present: Jeff Head, Tina Stratis

Others Present: Pam Harding, Director of Planning

J. Michalak called the meeting to order at 7:06 PM.

PUBLIC HEARING –Carl Hultgren reviewed the site plan explaining the revisions since the last meeting. Three lots were created to address the zoning violation that was created with the new building. Traffic arrows and signage were added to identify traffic flow. Mass DOT requires a permit to trim any vegetation within the right of way to address site distance. O.Lies asked what the dotted line was abutting the Talbots building, he pointed to a dotted line. One dotted line delineates the field survey that was conducted, it was not included on the last set of plans and one plan set is a former lot line. S. Carlson states that he is putting in two drive- thru's without a tenant, one of the lines is an ATM line. S. is concerned that another use will come into play after the drive thru is approved. There is nothing prohibiting the Planning Board from restricting the drive-thru from being utilized by a bank. O. Lies questioned a MassHighway Drainage pipe that goes under the Talbot Building. D. Zottoli stated she has been working on it for ten years. O. Lies asked about the traffic flow and easements should the lots be transferred into separate ownership. J. Michalak asked about the stop signs. C. Hultgren stated he thought it would be over kill, people figure it out at the Big Y, etc.. R. Ricker did not think this was an issue and the applicant did what was asked of them. O. Lies, the bank customers will exit site through the bank or through the drive-thru site. J. Michalak requested DPW reach out to MassHighway to trim the trees to improve the site distance. Include a condition the ANR be recorded prior to occupancy. O. Lies wants the ANR plan submitted now, the applicant would like the ANR to reflect the condition of the new building and not locate a building that is about to be demolished.. R. Ricker made a motion to continue the hearing to October 23, 2018 with a filing deadline with the decision for the Town Clerk to November 1, 2018.

Approval Not Required.

Approval Not Required Street – 50 Wood Street – R Ricker made a motion to endorse the ANR, S. Carlson seconded the motion all were in favor

R. Ricker - 106 Bond Road – R Ricker made a motion to endorse the ANR, S. Carlson seconded the motion all were in favor.

Holden Master Plan Update R. Ricker suggested having a community input event on December 3, 2018 prior to Town Meeting.

The Planning Board would like a microphone. M. Krikonis page 23 of the subdivision control regulations asked TV inspections for VHS tape, will want to update. The meeting was adjourned at 8:45 p.m.