

**PLANNING BOARD**  
**MEETING MINUTES**  
**December 19, 2017**

**7:00PM**

**Memorial Hall**

**Members Present:** John Michalak, Rob Ricker, Otto Lies, S Tina Stratis

**Members Absent:** Scott Carlson, William Ritter, Jeff Head.

**Others Present:** Pam Harding, Director of Planning  
Liz Fotos, Town Recorder

J. Michalak called the meeting to order at 7:00PM

**2018 PLANNING BOARD GOALS- Recreational Marijuana Bylaw Subdivision Control Regulations // Village District Bylaw**

P. Harding stated that the Town has a temporary moratorium that was running out on June 30, 2018. She stated that Holden was eligible to prohibit recreational marijuana through Town Meeting if that is how the Board chooses to proceed. She stated that she thought that this was how the Board wished to move forward but that they should have a back up in place in case this failed at Town Meeting.

J. Michalak asked if this would have to go to Public Hearing. P. Harding confirmed it would.

J. Michalak asked when Warrant Articles were due. P. Harding replied that place holders happen in March but that it moves fairly quickly after that.

T. Stratis asked if one meeting was enough.

P. Harding replied usually. She stated that they could do them together and then proposed prohibition to Town Meeting first and if that passes they could take no action on the second article.

R. Ricker stated they should schedule it for early in the year January or February.

J. Michalak asked what the mechanics to prohibit were.

P. Harding replied that if the Town voted by majority vote to turn down the allowance of recreational marijuana then they were able to proceed with a Town Meeting vote to prohibit it. She stated if your town did not vote against it, then it would need to go to ballot again and then to Town Meeting.

J. Michalak stated he had also heard that the Board of Selectmen could make the decision but he would rather it go to Town Meeting.

P. Harding stated they would do it as a zoning prohibition. She asked if the Board was in favor or prohibition.

R. Ricker stated he was in favor of prohibition.

J. Michalak agreed but stated he wanted to wait for a fuller Board to discuss.

### **Subdivision Control Regulations**

P. Harding stated that they have a lot of revisions being completed and that DPW was looking to have a consultant complete the remaining updates to the Subdivision Control Regulations. She stated that they were in the process of getting three quotes and working with this Board was a big portion of it so they were looking to have this completed quickly.

R. Ricker stated that the Planning Board would have to a lot of input.

P. Harding agreed and stated that three meetings with the Planning Board would be in the contract.

R. Ricker stated that there was nothing written about the failures of the detention basins and he thought that should be added.

J. Michalak asked if this could be completed by the spring.

P. Harding stated that Subdivision Control Regulations did not require Town Meeting just a Public Hearing so they were not held to the same time line.

### **Village District Bylaw**

P. Harding stated that CMRPC was going to be at the January 9, 2018 Planning Board meeting to finish the study. She stated they were just awarded additional funds to tailor the project to Holden so they were hoping to have a bylaw change to Town Meeting in May.

O. Lies asked if there would be abutters at the meeting on the 9<sup>th</sup>.

P. Harding replied that it would be after this meeting when they reached out to abutters.

### **Accessory Apartments**

P. Harding stated that they met with ZBA but the time was to restrictive so she added it to the goals for this May.

R. Ricker stated that the changes were pretty much complete.

O. Lies stated that this was ongoing but that if they waited long enough there was a new zoning bylaw that would make it mandatory to allow accessory apartments by right.

R. Ricker asked if local bylaw superseded the state law.

O. Lies stated that right now it was in the bylaw.

P. Harding stated that this legislation had been kicking around for 20 years.

R. Ricker asked if this would be ready before Town Meeting.

P. Harding replied it should.

### **APPROVAL NOT REQUIRED- MALDEN STREET-KREG- R-1 Lot Line Adjustment**

P. Harding stated this was the ANR that had a lot width violation from last meeting. She stated the applicant resubmitted it with the corrected information.

Motion by T. Straits, seconded by R. Ricker, it was UNANIMOUSLY VOTED TO APPROVE THE ANR FOR MALDEN STREET KREG R-1 LOT LINE ADJUSTMENT.

**WACHUSETT VALLEY ESTATES- BOND AND RELEASE OF COVENANT**

P. Harding stated that Phase 2 for Wachusett Valley Estates was still under covenant and he completed the pavement and drainage and asked for the release. She stated that DPW submitted a bond that was for XXXXXXXX

Motion by R. Ricker, seconded by O. Lies, it was UNANIMOUSLY VOTED TO RELEASE THE COVENANT FOR PHASE 2 OF WACHUSETT VALLEY ESTATES, ACCEPT THE SUBDIVISION PERFORMANCE AGREEMENT AND ACCEPT THE BOND AMOUNT OF XXXXXXXX

**MASTER PLAN UPDATE COMMITTEE**

P. Harding stated that the Master Plan Committee was hoping to begin work in February.

J. Michalak stated that S. Carlson was the Planning Board representative.

R. Ricker asked if this was working off the Towns CMRPC hours.

P. Harding replied it was not; this was an account set up through the budget process for the fiscal year.

R. Ricker asked if there was money to finish it.

P. Harding replied there was.

R. Ricker asked how long they planned to meet.

P. Harding replied about a year.

O. Lies asked about the Committee makeup.

P. Harding replied there were various representatives from town departments and committees and people appointed by the Town Manager. She stated additionally there were at large members.

**MISC.**

J. Michalak asked if Seven Saws, a local brewery would be before the Board.

P. Harding stated that it was a small operation and they just distribute so they would not be before the Board at this time.

J. Michalak asked about the Blue Plate.

R. Ricker stated that it was his understanding that they had not paid meal tax.

P. Harding stated that she thought it was being purchased but there was some work to be done and nothing definitive as of yet.

Motion by R. Ricker, seconded by T. Stratis, it was UNANIMOUSLY VOTED TO AJOURN THE DECEMBER 19, 2017 PLANNING BOARD MEETING AT 7:27PM.

APPROVED: \_\_\_\_\_