

**PLANNING BOARD**  
**MEETING MINUTES**  
**January 9, 2018**

**7:15PM**

**Memorial Hall**

**Members Present:** John Michalak, Otto Lies, Rob Ricker, Scott Carlson

**Members Not Present:** Tina Stratis, Jeff Head

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

J. Michalak called the meeting to order at 7:15PM

**ELECTION OF OFFICERS**

S. Carlson suggested moving this agenda item to a time where more members were present. The Board agreed.

P. Harding told the Board that they had a new member Mike Krikonis starting; she stated they were waiting for Town Manager approve of this appointment and that he was on the Conservation Commission for the past 5/6 years.

J. Michalak asked if he was still on Con Com.

P. Harding replied he was and was willing to stay on until they found a replacement.

P. Harding told the Board that W. Ritter resigned and that he was on the Board for 23 years.

**CMRPC- DLTA Final Report// Jefferson Mill Village Area**

P. Harding stated that she has spoken with CMRPC and they had spoke about February 13, 2018 for a meeting to review the Final Report.

P. Harding stated that they had received additional funds to expand on the Village Center Bylaw. She sated that they will work on it for seven different communities as a model and then tailor it to Holden's needs.

**2018 PLANNING BOARD GOALS**

**-Recreational Marijuana Bylaw**

P. Harding stated that the Town could oppose Federal Regulations so they wanted to wait and see the procedures and would schedule it for a February meeting.

P. Harding stated that it was the opinion of the Board to prohibit it and they will draft a back up warrant as well that was similar to the medical marijuana regulations in case the prohibition failed. She stated that the drafts were not ready yet.

S. Carlson asked if the Board would be ready for the Accessory Apartment Bylaw for this Town Meeting.

P. Harding replied if they wanted it to be it could be.

O. Lies replied that he thought they should.

J. Michalak asked if the Accessory Apartment Bylaw would go to Town Meeting with the Planning Board and the ZBA.

P. Harding replied that the Planning Board would handle it as a Bylaw change. She stated ZBA does not generally speak on Town Meeting Floor. She stated that when the Planning Board presents it they can say that they met with the ZBA and these were the changes recommended.

J. Michalak asked what the deadline for Town Meeting was.

P. Harding stated that they would need placeholders by March and have a Public Hearing in April. She stated it could be done before but had to be done within six months of Town Meeting.

### **Subdivision Control Regulations**

J. Michalak asked if they were still waiting on comments for the Subdivision Control Regulations.

P. Harding stated that the Engineering Department had gone through it and would be hiring an Engineering Company to work on this along side the Planning Board.

J. Michalak asked if this would go to Town Meeting for the changes.

P. Harding replied it would not; it could be changed with a Planning Board Public Hearing.

R. Ricker asked if one of the changes was about the detention and retention basins.

P. Harding replied that it was along with long term maintenance requirements.

### **Village District Bylaw**

P. Harding stated that they were working on that but she did not think it would be ready for this Town Meeting.  
**DEFINITIVE SUBDIVISION-RED TAIL ESTATES // BOND AND RELEASE OF COVENANT**

P. Harding stated that Red Tail Estates had original bond amount of \$394,777.51 and it was suggested by DPW to reduce the bond to \$29,676.87 to reflect work completed.

Motion by R. Ricker, seconded by O. Lies, it was UNANIMOUSLY VOTED TO APPROVE THE BOND REDUCTION FOR RED TAIL ESTATES AS PRESENTED FROM \$394,777.51 TO \$28,676.87.

### **ZONING BOARD OF APPEALS RECOMMENDATIONS**

#### **Variance- 68 Fisher Road Kosta Realty**

P. Harding stated that there was an existing home at 68 Fisher Road and the applicant was requesting to demo the existing home and replace it with a duplex. She stated the lot is 25,000sq ft in R-40 which requires 40ksq ft.

R. Ricker asked if the claim was that there was a house there now so there should be a house there.

P. Harding stated that it was grandfathered for single family use, not for a duplex.

P. Harding stated that there was a 40B on Fisher Terrace so there were numerous duplexes but they were affordable housing.

O. Lies stated that he thought that if the entire structure was taken down, it would lose grandfathering.

P. Harding stated that it was grandfathered as long as they met the setback. She stated that the existing house has a setback vio so they can rebuild on that but they would need relief for zoning if they can't meet setback.

J. Michalak stated that they would need ZBA for approval for duplex.

P. Harding stated that the argument was that there is 40b next door.

R. Ricker stated that he wants the ZBA to realize that it was zoned for a single family home and that while Fisher Terrance does have some 40b it is duplex by separate method of zoning. He stated that he has no problem with a single family home there but he does not think that they should allow for two family homes to maintain the integrity of Zoning.

S. Carlson stated that they should make suggestions but they did not have the final say.

R. Ricker stated that to allow a single family home on an undersized lot was reasonable but to allow a two family is breaking the integrity of the zoning bylaw.

Motion by R. Ricker, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO RECOMMEND TO THE ZBA THAT THEY ALLOW A SINGLE FAMILY HOME TO BE DEVELOPED BUT TO NOT ALLOW A VARIANCE FOR TWO FAMILY BECAUSE IT IS AN UNDERSIZED LOT TO BEGIN WITH AND IT DID NOT CONFORM WITH MULTIFAMILY ZONING.

## **APPROVAL OF MINUTES**

J. Michalak stated that October 10, 2017 could not be done.

## **MISC.**

S. Carlson asked for a count from last year.

P. Harding stated that they would have it done by February 23, 2018 meeting. She stated that they had not completed the Annual Report. She stated that they were not close to phase growth though. She stated that the only year that they ran into any issues was with the multi family retirement community, The Oaks.

R. Ricker asked how much useable land is left.

P. Harding stated that it was part of the Buildout Plan.

S. Carlson stated that the Master Plan showed numbers as well.

P. Harding stated that there were population projections but that they were updating the plan and it should be done within a month.

R. Ricker stated that Flip Flops had backed out of the deal at Blue Plate.

Motion by S. Carlson, seconded by R. Ricker, it was UNANIMOUSLY VOTED TO ADJOURN THE JANUARY 9, 2018 PLANNING BOARD MEETING AT 7:43PM.

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