

PLANNING BOARD
MEETING MINUTES
February 13, 2018

7:00PM

Memorial Hall

Members Present: John Michalak, Rob Ricker, Otto Lies, Tina Stratis, Scott Carlson, Jeffrey Head, Michael Krikonis

Others Present: Pam Harding, Director of Planning

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

ELECTION OF OFFICERS

Robert Ricker nominated John Michalak as Chair, Jeffrey Head seconded the motion, all were in favor.

Jeffrey Head nominated Robert Ricker as Vice-Chair, Scott Carlson seconded the motion, all were in favor.

Jeffrey Head nominated Tina Stratis as Secretary, Scott Carlson seconded the motion, all were in favor.

CMRPC - DRAFT JEFFERSON MILL VILLAGE ZONING CONCEPT – Chris Ryan, CMRPC reviewed that Phase 1 consisted of the model guidelines and Phase II would be the Bylaw development. He questioned whether the Board would like to wait until the Master Plan was under way and developed recommendations from that process. The Board did not want to delay this project any longer and needed to continue the momentum.

Otto Lies asked when the plan included outreach to the public and wanted to do it early in the process. He would like the bylaws ready for the May, 2019 Town Meeting.

Chris Ryan stated they would like to have a renderist or Registered Architect on staff by this time.

The Planning Board reviewed the proposed timeline and stated they did not want not wait until the December 18, 2019, the project has been going on since 2015 and it needs to be finished.

John Michalak noted other factors related to the area such as Mass DOT and traffic control, pedestrian access sidewalks may have to involved TIP projects that can take numerous years to come to fruition. Otto Lies would like public safety involved in the creation of the plan.

Michael Krikonis noted this project had commenced prior to the troubles with the Eagle Lake dam. Now there is a plan to draw down the lake he did not want to give the false impression this was in someway related to the plans so he felt the public outreach component should include this information.

Chris Ryan state that the buildout was almost complete, resulting in the population of Holden doubling in size at completion of the buildout, the fiscal analysis would begin shortly.

REVIEW AND DISCUSSION - COMMONWEALTH OF MASSACHUSETTS

HOUSING CHOICE INITIATIVE is an incentive program to commit to expand on housing units and types throughout the state of Massachusetts through a variety of options included in the program.

2018 PLANNING BOARD GOALS ZONING BY LAW

Recreational Marijuana Bylaw The Planning Board would like to reach out to various Boards and Commissions to garner as much support as possible to support the ban on Town Meeting floor. The Board requested an opinion in writing be received from the Police Department, Fire Department, Board of Health and Selectmen.

Accessory Apartment Bylaw – The amendments were forwarded to the Zoning Board for review and comment.

Shed Setbacks The Board asked what the Building Commissioners recommendation were for size and setback. They were informed he suggested the 200 criteria to coordinate with the State Building Code requirements.

Chicken/Rooster Bylaw The Board did not feel it was necessary to differentiate between the Roosters and chickens and chose to leave the bylaw as is.

SUBDIVISION CONTROL REGULATIONS Michael Andrade, Graves Engineering will be attending a future Planning Board meeting to get input on desired changes to the Subdivision Control Regulations.

ZONING BOARD OF APPEALS RECOMMENDATION

Special Permit – 54 Salisbury Street Arthur and Susan Powell The Board unanimously voted not Planning Significance.

Variance – 193 Mixer Road Christopher Faticanti – Seeks New Application for an Expired Approval – The Planning Board unanimously voted no Planning significance.

APPROVAL OF MINUTES

The meeting was adjourned at 9:45 p.m.