

PLANNING BOARD
MEETING MINUTES
May 15, 2018

6:38PM

Memorial Hall

Members Present: John Michalak, Rob Ricker, Scott Carlson, Otto Lies, Mike Krikonis, Tina Stratis

Members Not Present: Jeff Head

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

J. Michalak called the meeting to order at 7:09PM.

PUBLIC HEARING- DEFINITIVE SUBDIVISION- DANIELLE LANE- LEAD THE WAY DEVELOPMENT- 1495 WACHUSETT STREET

P. Harding stated that the developer submitted a written request for an extension to June 12, 2018. She stated that they needed more time to address the stormwater comments that were noted by DPW.

Motion by R. Ricker, seconded by M. Krikonis, it was UNANIMOUSLY VOTED TO APPROVE THE DEVELOPERS WRITTEN REQUEST TO CONTINUE THE PUBLIC HEARING FOR DEFINITIVE SUBDIVISION/ DANIELLE LANE TO JUNE 12, 2018.

PUBLIC HEARING- SITE PLAN REVIEW/ SPECIAL PERMIT// HOLDEN DENTAL CARE- ADDITION- 1090 AND 1092 MAIN STREET

M. Andrade, Graves Engineer was present at the meeting. He stated that they were asked to come to this meeting after having the chance to speak with the abutter again. He stated that they did meet last week and the abutter indicated that he was all set with the drainage issue that was discussed. M. Andrade stated that the abutter had indicated that he would come to the meeting to let the Board know that he had no further concerns on the project however he did not see him present.

J. Michalak opened it up for Public Comment; no members of the public stepped forward.

P. Harding stated that for the record, I. McCauley, Senior Civil Engineer, DPW and herself visiting the site. She stated that during the rain event they did see small ponding but no obvious signs that the project would have a negative impact on the drainage patterns or the abutting property.

S. Carlson asked if they found out any additional information about the storm drains in the street.

I McCauley stated that the drainage is MA DOT and they don't have any records on that area. She stated that she spoke with an engineer at DOT and he stated that he would look for the records and provide for copies but that we don't know where Main Street connects currently.

O. Lies stated that his observation was that the property never should have been developed. He stated that the back was a mess and he does not think it will get better. He asked if the abutters were present but they were not. He stated that was his opinion but that if it was addressed there was not any option but to move forward.

R. Ricker stated that he disagreed with O. Lies. He stated that he thought this would be a better building and did not think that this update would have any additional negative impact.

O. Lies replied he agreed that it will look better and that how it was currently was unacceptable. He stated that he agrees there will be improvement but he was not sure about the water situation.

J. Michalak asked if as a result of the meeting with the abutters, any plans changed.

M. Andrade replied they did not change anything.

T. Stratis asked if they expressed any additional concerns or if they were okay with the project.

M. Andrade stated that he was there for some time explaining the tree line and parking and going over detail of the drainage. He stated he thinks that it gave the abutters a comfort level they did not have prior to that time spent.

I McCauley stated to reiterate, the Town did go there the same week and there was a rain event. She stated that there was small ponding 10ft from the corner where it meets the proposed work. She stated that she agreed that the proposed changes would most likely improve the situation based on what they saw in the area. She stated it was currently wooded and draining towards the back and now it would be held on site with the changes. I McCauley stated that she also revisited the site over the weekend to see if there was additional ponding and there was not.

O. Lies asked where the drainage from the roof was going, to the front or the back.

M. Andrade replied that some went to the front and some went to the back. He stated it was going to go the same way it went now and they were not changing how it traveled.

Motion by R. Ricker, seconded by T. Stratis, it was UNANIMOUSLY VOTED TO CLOSE THE PUBLIC HEARING FOR SITE PLAN REVIEW/ SPECIAL PERMIT- HOLDEN DENTAL CARE-ADDITION 1090 AND 1092 MAIN STREET.

Motion by R. Ricker, seconded by M. Krikonis, it was UNANIMOUSLY VOTED TO APPROVE THE SPECIAL PERMIT/SITE PLAN REVIEW APPLICATION FOR THE ADDITION TO AN EXISTING DENTAL OFFICE AND RESIDENTIAL DWELLING UNIT AT 1090-1092 MAIN STREET SUBMITTED BY HOLDEN DENTAL CARE. THE SITE PLAN/SPECIAL PERMIT CONTINGENT UPON THE FOLLOWING INFORMATION;

-Plan entitled **Renovation and Expansion-Holden Dental Care 1090-1092 Main Street** prepared for Holden Dental Care, prepared by Graves Engineering, Inc. Sheet 1-2 and Sheets 4-6 with a date of February 22, 2018, and Sheet 3 with a revision date of March 28, 2018.

-**Stormwater Report- Renovations and Expansion 1090 and 1092 Main Street** with a date of February 22, 2018, prepared by Graves Engineering, Inc.

-Holden Dental Care Architectural renderings and Floor Plans prepared for Holden Dental Care, 1092 Main Street Sheet A.1 and A1.2 prepared by Tuck and Tuck Architects with a date of September 5, 2017.

This approval is subject to the following conditions:

1. A pdf of the complete site of plans must be submitted to the Planning Office within 20 days of the filing of this decision with the Town Clerk.
2. The applicant must provide proof Massachusetts Highway District 3 office was consulted prior to repaving egresses to the site.
3. The applicant is responsible for rectifying any drainage issues resulting to abutters as a result of the construction as determined by the Department of Public Works Engineering Office
4. The Arborvitae must remain in place, dead arborvitae must be replaced in accordance with the approved landscape plans.
5. The applicant must notify the Planning Board within 30 days of projection completion and request a Certificate of Completion. A certificate will be issued if the Board finds the project complies with all conditions of approval
6. A pdf of the As Builts must be provided within 60 days of the Occupancy Permit being issued.

STREET ACCEPTANCE RECOMMENDATION// WACHUSETT WOODS Shady Lane and Snowberry Lane

P. Harding stated that this was a reminder that the Board recommended street acceptance and DPW completed the work in Wachusett Woods to bring it to performance standards. She stated that the Town was going to take rights to convey the easements for continued maintenance of the pond as well. She stated that they would schedule a meeting with the HOA in Wachusett Woods to discuss how to convey the easements and the Town was taking ownership of the pump stations.

R. Ricker asked if there were any loose ends for this.

P. Harding stated that they used some DPW labor to finish the work but the materials and expenses and outside contractors were covered with the bond. She stated the only cost to the Town was some labor.

M. Krikonis asked if there was recent work in the ponds.

P. Harding replied there was work last fall.

S. Jaslowich entered the meeting and stated that he wanted to give Holden Dental his blessing.

REVIEW OF ZONING ARTICLES AND MOTIONS

Marijuana Establishments- Ban and Marijuana Establishments- Special Permit

P. Harding stated that she had put together a packet with information on the four Warrant Articles for Town Meeting that the Planning Board was presenting. She stated as soon as she had the motions she would forward them to the Board. She stated that they needed to pass by a 2/3 vote.

S. Carlson asked what would happen if both Warrant Article 34(marijuana ban) and Warrant Article 35 (retail locations in the Industrial zone by Special Permit) both failed.

P. Harding replied then retail stores could go anywhere in Town.

The Board discussed the wording of the information packet and edited it as they saw fit. P. Harding stated that she would make the corrections and email them back to the Board prior to Town Meeting.

The Board asked for P. Harding to create something that could be distributed to Town Meeting so residents could have a better understanding about what was being discussed.

Reduce Setback for Sheds

P. Harding stated that she felt that this was self explanatory and that she didn't think anything needed to be distributed on this. The Board agreed.

R. Ricker stated that the only question he could foresee on this was if someone could move an existing shed.

P. Harding replied that they could with a permit.

Accessory Apartments Bylaw

R. Ricker stated that as much as he agreed with this he did not think it would pass.

P. Harding replied that if it didn't pass it would remain how it is currently.

The Board edited the information and P. Harding made the necessary changes.

J. Michalak asked if all of these matters required a 2/3 vote. P. Harding confirmed they did.

MASTER PLAN UPDATE COMMITTEE- STATUS

P. Harding stated that the Master Plan Committee had their first meeting on May 8, 2018 and the next would be on June 5, 2018. She stated that CMRPC would meet with staff for implementation items.

R. Ricker stated that CMRPC had hired additional people so he was hopeful things could move forward .

J. Michalak stated that they were doing the Jefferson Village and the Master Plan.

P. Harding stated that they were fixing some errors in the Build out report too.

R. Ricker asked if they had come up with a number for the build out.

P. Harding replied that it was 15,000 additional with all the land left in Holden.

J. Michalak asked if that included knocking down a house and building two on it.

P. Harding replied that she did not think so; she stated it was all the land on buildable lots to its max potential and that it was 15,000 people not lots using 2.67 / household which was the average household size.

O. Lies asked if that took the Housing Initiative into consideration.

P. Harding replied it did not.

S. Carlson asked if they did buildable lots last time.

P. Harding replied they did it the same way.

J. Michalak asked if they had previously outlined potential subdivisions.

P. Harding replied she did not recall.

R. Ricker asked with such a large addition, how the Town handled infrastructure.

P. Harding replied that would be considering 100% build-out. She stated that they were breaking it into 5 year projections and doing fiscal impact analysis to go with the growth analysis. She stated that would break down at what point we would need new fire, police, etc. How many roadways would create another plow, etc. She stated that it is a computer generated model and calculates change over time.

P. Harding stated that on a parallel path DPW was working with Weston and Sampson to conduct a sewer study to determine where there was capacity for expansion. She stated currently they were discussing off Salisbury Street as there was the most build out potential in that location.

PLANNING BOARD MINUTES

Motion by R. Ricker, seconded by O. Lies, it was VOTED TO APPROVE THE FEBRUARY 27, 2018 PLANNING BOARD MEETING MINUTES BY A VOTE OF 5-0-1. (T. Stratis: abstain)

Motion by T. Stratis, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO APPROVE THE MARCH 27, 2018 PLANNING BOARD MEETING MINUTES AS PRESENTED.

ZONING BOARD OF APPEAL RECOMMENDATION- 102 MT VIEW

P. Harding stated that this was a request for variance for the placement of a shed. She stated that it was 5' from sideyard setback.

Motion by S. Carlson, seconded by R. Ricker, it was UNANIMOUSLY VOTED THAT THERE WERE NO PLANNING SIGNIFICANCE FOR 102 MT VIEW// VARIANCE FOR SIDEYARD SETBACK.

MISC

P. Harding stated that she had comments for Danielle Lane from DPW. She asked if they wanted to wait on the packet.

S. Carlson stated that in this development they should be required to do a feed if they are doing something at the y to ensure that water from the hydrant can still get to them when needed. He stated that if it was behind the 'y' the truck could not make it.

P. Harding checked the revised plans and indicated that it was before.

O. Lies shared information regarding Bill 4290. He stated that there was minor changes and it says that legislation should enact comprehensive zoning reform. He stated that they don't need to discuss it currently but that it was something of interest to Planning. He stated that it seemed that it would make sense for east of here but not here. He stated he would like to discuss this at a future meeting.

J. Michalak asked how we were doing on the Housing Initiative situation.

P. Harding replied that we received our designation along with 67 other communities.

J. Michalak asked if we knew how many in funds were available.

P. Harding replied that she thinks \$5 million was available this year but the grant programs had not been released yet. She stated that they should be out soon.

J. Michalak asked how the wish list would come about.

P. Harding replied it would depend on the grant program but the Town Manager will ask for the Planning Boards opinion along with other Boards and Departments and they will take it from there.

P. Harding informed the Board the Town was awarded an MVP grant for Climate Change Preparedness and the plan was nearly complete, this would result in being designated an MVP community providing additional grant opportunities. She stated that some things to look out could be climate change preparedness, Lyme disease, droughts increasing forest fires, the increase of flash floods, 100 year storms happening more frequently so culvers and dams were become undersized, and more. She stated that all that and more could be looked at so creating a plan to prepared for climate would make us eligible for another grant from the state.

S. Carlson asked if all that would be public.

P. Harding replied it would be.

Newt Meeting: June 12, 2018

Motion by T. Stratis, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO ADJOURN THE MAY 15, 2018 PLANNING BOARD MEETING AT 8:28PM.

APPROVED: _____