

**PLANNING BOARD**  
**MEETING MINUTES**  
**September 26, 2017**

**7:04PM**

**Memorial Hall**

**Members Present:** John Michalak, Rob Ricker, Otto Lies, Scott Carlson, Tina Stratis, William Ritter, Jeff Head

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

J. Michalak called the meeting to order at 7:04PM

**PUBLIC HEARING- SITE PLAN/ SPECIAL PERMIT- DEFINITIVE SUBDIVISION- 351 BULLARD STREET HOLDEN YOUTH SOCCER- Cont. from August 8, 2017**

W. Ritter recused himself from the matter and stepped out of the meeting.

P. Harding stated that from the August meeting, DPW had a few comments one of which was that a traffic report be completed. She stated that it was submitted today and the other engineering items had yet to be revised. She stated that based on this information the applicant asked for a continuance to a meeting in October at the Boards discretion. She suggested the October 24, 2017 meeting.

Motion by S. Carlson, seconded by T. Stratis, it was VOTED TO APPROVE THE WRITTEN REQUEST FROM THE APPLICANT TO CONTINUE THE PUBLIC HEARING FOR SITE PLAN/ SPECIAL PERMIT DEFINITIVE SUBDIVISION 351 BULLARD STREET/ HOLDEN YOUTH SOCCER TO OCTOBER 24, 2017 WITH A DECISION TO FILE TO NOVEMBER 7, 2017 BY A VOTE OF 6-0-1.

W. Ritter returned to the meeting.

**APPROVAL NOT REQUIRED-MALDEN ROAD KREG LLC – R-40 Zoning District**

P. Harding stated that they added a locus to the plan and were creating four house lots. She stated that DPW had written a memo to let them know that they were requesting erosion plans as it would trigger stormwater.

Motion by R. Ricker, seconded by J. Head, it was UNANIMOUSLY VOTED TO APPROVE THE ANR FOR MALDEN ROAD KREG LLC- R-40 ZONING DISTRICT.

**ZONING BOARD OF APPEALS- Request for Extension of Time- Variance Application- 1665 Main Street Jefferson Mill-November 1, 2019**

P. Harding stated that she wanted to let the Board know that the extension was approved to November of 2019 and that the ZBA had a hearing on September 21, 2017.

S. Carlson asked if the Board needed to take action.

P. Harding replied that it was only for the Boards information at this time. She stated that there is a Special Permit and Site Plan that expire in October 2018.

S. Carlson asked if they would have to do new plans or modify the old ones.

P. Harding asked which plans he was referring to.

S. Carlson replied the mill.

P. Harding stated that the Site Plan was still valid and that they wanted to review the old foundation as part of the park. She stated that if they did that scope of work they would need to amend the site plan.

O. Lies asked how much longer the site plan was valid.

P. Harding replied it was good until October 2018.

W. Ritter asked if they could do that work in a years time.

P. Harding replied she did not think so. She stated that the DEP held a hearing and issued a lack of standing so right now there is a valid order of conditions to draw down Eagle Lake.

J. Michalak asked if that was happening come May.

P. Harding confirmed it.

R. Ricker asked about the ownership.

P. Harding replied that White Oak owned 40%, Jefferson Mill owned 40% and Sundin owned 20%.

**PUBLIC HEARING DEFINITIVE SUBDIVISIN- TORREY LANE –CUL DE SAC – 4 LOTS – BOYLSTON CP, LLC Cont. From August 8, 2017**

J. Michalak stated that this public hearing was continued from the previous meeting.

John Grenier, JM Grenier Associates and Jim Haynes, Boylston CP, LLC were present at the meeting.

J. Grenier stated that as a recap, this is an extension off of Torey Lane and it will bring the roadway past the dead end. He stated that there is currently no turn around and with the extension they will create a cul de sac with a center island and extend municipal water and sewer to the location.

J. Grenier stated that they will capture the run off to the detention basin to the rear portion of lots 4 and 5. He stated that they had received approval from the ZBA to do duplex style homes on 4 new lots as they meet all the area and frontage requirements. He stated that they have been in contact with the Water Department and there is adequate water supply and they will do a flow test in one of the closest hydrants to see water pressure. He stated they should be scheduling that soon.

J. Grenier stated that they did get comments from DPW and Planning and did have a conversation with P. Harding and I. McCauley and they sent over information on elevation to DPW to make sure that it was offset and met TSS pretreatment along with a few other small things.

J. Grenier stated that as part of their approval with ZBA they consolidated the driveways of the units to reduce the curb cuts for lots 2/3. He stated that they were showing what would be garages at the common interior midpoint of the proposed duplexes so there was only one curb cut. He stated this was to help with snow plowing in addition to making it look aesthetically better as well.

J. Grenier stated that they were proposing a sidewalk extension on the westerly side of Torey Lane. He stated that right now there were no sidewalks so they were proposing sidewalks on one side to terminate at the end of the cul de sac and exit to Hawthorne. He stated this was some good improvement to the neighborhood. He stated that they had also spoken with the abutters and they had made some shifts to the infiltration basin and were adding a chain link fence for safety even though it was an infiltration basin.

P. Harding stated that they has just received all the review letters today and they were still waiting on HOA documents and budget for the stormwater system and the responsibility for that.

J. Grenier stated that there will be a Condo Association and they will be responsible for the maintenance of the basins. He stated they will be part of the deed and they will get all that information to the Board.

J. Michalak opened it up for public comment.

Cynthia Curtis, 7 Torey Lane was present at the meeting. She stated that they were the sellers and she wanted the Board to know that they were not selling and leaving they were selling and staying and they were happy with the proposed plans. She stated the applicant had worked with them and they were happy they were finishing the cul de sac. She stated they get a lot of turn around in the driveway and they have kids and pets so they were very pleased with the new design. She stated it looks like the new homes will compliment the neighborhood and she wants people to know that they were staying and happy with the design.

P. Harding stated that she received an email from the other owners that indicated they were in favor of it as well.

S. Carlson asked if they were doing overhead power to the lines.

J. Grenier replied underground.

S. Carlson asked if this was a private way or going to be town owned.

J. Grenier replied Town owned. He stated that they had spoken to the Town regarding curb cuts and that was part of the design change.

J. Head asked if there was a minimum distance that a driveway needed to be from the end of the road.

J. Grenier replied that from the curb line they were about 30feet.

J. Head asked about at the opening of the cul de sac if the driveway could be that close.

P. Harding replied they just had to meet sideyard setback which was 15ft.

J. Head stated he was concerned with the safety of 8 units and a car pulling out of lot 1 with someone coming around the corner.

T. Stratis asked about street lights.

J. Grenier replied they did not have street lights proposed but they were not opposed to them.

T. Stratis stated that she thought the Town wanted to eliminate the island in the cul de sac.

J. Grenier replied that they were going off DPW recommendation for snow storage.

P. Harding agreed.

T. Stratis asked how far the driveway was for lot 4/5.

J. Grenier replied for lot 5 it was about 120ft and for lot 4 about 130 ft. He stated there was not a lot of grading on it.

J. Michalak asked if abutter had been notified.

J. Grenier replied that they were at the ZBA hearing. He stated one abutter was next to the basin and requested to move it with a wooded buffer and fence. He stated they were at the last ZBA hearing so they were aware and they (the applicant) had not been made aware of any additional concerns or oppositions.

J. Michalak asked the Town for comment.

Isabel McCauley stated that town comment was mainly regarding the waiver on grading a small section of Torey Lane before the cul de sac. She stated with the new update it now met the grading. She stated that the sidewalk comment was also addressed. She stated there were a few comments about materials and details and everything was addressed with some new comments to confirm compliance with water and sewer standards.

I McCauley stated that with regards to the island, they generally do not like to have it but based on the amount of driveways they believe it will be beneficial to have it for snow storage. She stated there is also a minimum required distance from curb to intersection so they need 30ft before the driveway could be placed so that was something they were able to do by reducing the driveway of the existing house.

I McCauley stated that the only comments that were outstanding they received today (September 26, 2017) but did not have a chance to look at. She stated it was related to drainage and some supporting calculations. She stated it would not change much but would modify the pond for pretreatment and

suspended solids. She stated most of the comments were addressed they just have to review what was submitted today.

W. Ritter asked if the comments could be reviewed by the next meeting.

S. Carlson stated that he would not be present.

P. Harding stated that the ZBA approved it last Thursday and they had two weeks to file.

S. Carlson asked about lights.

P. Harding stated that they were required and there was no waiver requested. She stated that they were not currently on the plan but the light department places them.

W. Ritter stated he was not sure he wanted one street light.

P. Harding asked for the owners input.

W. Ritter stated that his thoughts were that if you were just going to have one street light maybe it was not necessary.

P. Harding stated that they could leave it up to the discretion of the Light Department.

Cynthia Curtis stated that there was a light at the top of Hawthorne and one going down Torey Lane.

W. Ritter stated that he was not ready to act without DPW review.

P. Harding stated that she would also like a draft of the HOA documents. She stated that the usually condition those for final approval but she at least wanted to see a format before decision.

S. Carlson asked if lot 6 was tied to the association.

J. Grenier replied they would not be.

S. Carlson asked how someone would get onto the land.

J. Grenier stated that there was an easement.

P. Harding replied it was laid out on sheet 4 and it ran between lot line 5/4.

Motion by W. Ritter, seconded by R. Ricker, it was UNANIMOUSLY VOTED TO GRANT THE DEVELOPERS WRITTEN REQUEST FOR EXTENSION TO OCTOBER 10, 2017 WITH THE DECISION TO FILE TO OCTOBER 20, 2017.

#### **APPOINTMENT OF CMRPC DELEGATES**

J. Michalak stated that they needed to appoint CMRPC delegates.

P. Harding stated that John Voice would like to continue his tenure as a delegate.

O. Lies stated that he knew what was going on and was a good choice.

O. Lies asked what other seats there were.

P. Harding replied one seat for a Board of Selectmen and one alternate.

### **WACHUSETT VALLEY ESTATES- Update on Citizen Address**

P. Harding stated to update the Board on the gentleman that came it to speak about Wachusett Valley Estates. She states she went through the plans and there was a lot of revisions made. She stated one was to incorporate an outflow to the buyer retention facility. She stated that one plan shows the correct grade of the roadway but on one page the grading was not amended. She stated that she did not think this was what the abutters were expecting.

R. Ricker asked what the proper way to handle it would be. He stated that it sounded like the abutter was upset that there was not enough coverage and looked at the original figures rather than the amended one. He stated that the definitive plans should have been corrected not just the as built but now that his lot was lower it seemed problematic.

P. Harding showed the Board the location of his lot. She stated they were waiting on revised grading. She stated it was always higher but he was concerned with out the grading was going to effect flow and was concerned with water daming.

S. Carlson stated that he walked it and it was high.

P. Harding stated that there was a swale that was always meant to catch water. She statd it was rough graded in this area and was not yet finalized.

R. Ricker asked if it would be done with swale stone.

P. Harding replied it would be done with grass.

S. Carlson asked what the elevation was on the swale.

P. Harding replied it was 806/804 but they had asked for revised grading on the whole area.

W. Ritter asked if they thought it was going to be lower and it ended up being higher.

P. Harding stated they asked engineering to review.

W. Ritter asked if calculations needed to be done in order to show that everything would be caught.

P. Harding stated that the lot should not be effected.

S. Carlson asked if the Town would sign off on it.

W. Ritter asked if there were any issues yet.

P. Harding replied dust.

R. Ricker asked why they didn't build it how they planned it.

P. Harding replied they did build it to profile. She stated that the abutter was looking at old profiles and elevations from a previous plan. She stated the details were all correct. She stated it did not make it onto one page corrected and that was where the error was.

S. Carlson asked for a mark up with the Town signing off on it.

P. Harding confirmed they could do that.

### **APPROVAL OF MINUTES**

Motion by W. Ritter, seconded by O. Lies, it was UNANIMOUSLY VOTED TO APPROVE THE AUGUST 8, 2017 PLANNING BOARD MEETING MINUTES AS PRESENTED.

### **MISC.**

S. Carlson asked if down the road they could look to see what the cost of developments was to the Town. He stated there was a lot of construction out there and part of the job of Planning should be to look at it. He stated he just wanted to know what the cost of sewer lines, power lines, and other similar things were. He stated he just found out that Salisbury Street was doing a digging test and there were lots of new development popping up off Salisbury Street. He stated that down the street Salisbury can't take any more because of electricity. He stated he understood they couldn't stop it but as a Board they should know the cost.

P. Harding stated that developers pay for a lot of the offsite improvements though.

R. Ricker stated he heard a rumor that the Reserves on Salisbury Street wanted to expand.

P. Harding replied that it may be correct.

S. Carlson stated it was not to stop development just to know.

P. Harding stated that the CMRPC was working on build out with the Town and it was in the beginning phases. She stated they were looking at a fiscal impact analysis and DPW was going to piggy back on it and also contract with Weston and Sampson to do a sewer expansion study. She stated they were underway but were lengthy so it would be awhile.

W. Ritter stated that they could not deny a subdivision plan if they show electricity, water, and sewer.

R. Ricker stated the Town had a build out completed about 20 years ago.

P. Harding replied the Town was right where they projected us to be. She stated that she would keep the Board informed on the status of this.

Motion by T. Stratis, seconded by W. Ritter, it was UNANIMOUSLY VOTED TO ADJOURN THE SEPTEMBER 26, 2017 PLANNING BOARD MEETING AT 8:01PM.

The minutes were approved at the January 23, 2018 meeting.

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