

**PLANNING BOARD  
MEETING MINUTES  
April 23, 2019**

**7:00PM**

**Memorial Hall**

**Members Present:**, Scott Carlson, Otto Lies, Michael Krikonis, Jacquie Baum Robert Ricker

**Members Not Present:** John Michalak, Jeff Head,

**Staff:** Pam Harding, Director of Planning;

S. Carlson called the meeting to order at 7:10 PM

**PRELIMINARY SUBDIVISION – PINE TREE ESTATES – Salisbury Street/Bailey Road PINE TREE, LLC 106 dwelling units** Sue Carter from Places Site Consultant represented the applicant. The project before the Board consisted of 11 single family lots, one duplex, 7 triplexes and 18 quads. By building codes they will have fire sprinklers.

Sue Carter from places site consultant explained this project dates back to 2007 and 2009 when conceptual plans were filed for a 40R filing, Sue reviewed the R-M zoning district, and explained the proposal is allowed by right. The overall project will create 37 lots, 2,364 linear feet of roadway and 106 dwelling units. .

Alan 311 Salisbury Street. Is worried about the traffic particularly turning left from Bailey Road, he think Bailey Road will utilize Salisbury Street, which already backs up. He concerned about the traffic on a daily basis during the peak hours. Stacy Belliveau, 129 Bailey Road, moved to Town for schools, loves the Town has lived here for awhile, she is worried about the increase in traffic as well as sidewalks, she is worried about walking to school on a high traffic road and she is concerned about the width of Bailey Road. S. Belliveau is concerned that Dawson is at capacity and Mt. View is at capacity. There is a lot of wildlife and is concerned about what the wildlife will do. She is concerned about the roads and the loss of value of her home with headlights facing her home when they leave the subdivision.

Chris Luchesy 125 Bailey Road, wants the traffic report to consider the impact of the access road to Dawson School which he believes is referred to as Hubbard Lane, the backside of Dawson School should be analyzed as people utilize it for a cut through. Parents are required to enter the school grounds to pick up their children through Bailey Rd. the cue can go out into Bailey Road and he would like this to be included in the traffic impacts.

Michael Elmes, 138 Bailey Road is opposed to the maximum development plan for a variety of reasons including impact on vital wetland resources. This is not atypical Mr. Elmes presented photos of his property that indicate a water table and stated it was not atypical, the photo were entered into record. He

was also against the installation of a sidewalk. At a minimum he thinks something way less and he is concerned about ponds next to his home where the new egress is proposed.

160 Bailey Road, James Gagnon. He is concerned about the density of the project. He states that he read minutes and notes the planning board is concerned about our future, and concerned about our forest and raising our carbon footprint. Mr. Gagnon talked about cluster zoning and stated this did not meet it. He referenced easements on the property.

Mike Riley 65 Salisbury Street lives next to apartments on Pine Hill and shares others concern about schools and traffic, he never had water in his basement and would like to keep it that way. He does not have access to sewer and is concerned about his new septic would be affected by drainage or the water table and requested he have access to sewer and requested a fence to shield his property since he is a direct abutter to the project.

Ann Robichard 50 Donald Avenue. She is concerned about the 10% grade on St. Mary's drive. The lots on Pine Tree the sills are 7-11 feet higher than the grade, she believes the slope behind Pine Tree should remain woods and she is concerned there is no open space for the children to play to keep them away from railroad and the pond. Powers Road might end up as a cut through with the additional traffic added to Bailey. Lots 18 and 19 grades can't be 8 or 9 feet above or below the roadways.

Barbara Chartier, 67 Bailey Road has the lowest pond for drainage, and thinks the pond across the street is full she is concerned with the amount of traffic on Bailey Road. She is concerned with the amount of trips that will be generated, she stated that she is getting more and more wildlife and the animals are getting displaced.

Yulkey Gagnon 160 Bailey Rd. had an issue is concerned with her tires being slashed and is concerned about saturation of the water and thinks of this as central park in New York City. Cynthia Schneider 91 Salisbury, water, parking, traffic and concerned with the wildlife, and she is also concerned with the back entrance to Dawson School. She stated the impact is too large with the same issues that concern everyone. Salisbury Street is a wide street but traveled all the time. She stated there is not room for this project. As has already been stated there is a lot of other places this project could go, this will affect her and her neighbors. Just to put a personal note in it this is the craziest thing in the world. Thinks this will 349 Bailey Road at the south entrance of Bailey and Willowbrook, will be as impacted as those closer to the development, he thinks they will come out on Bailey Road and make a right onto main and then do a right turn and turn around. She think it will be harmful to the community.

Mark Davis 59 Donald Ave, was driving a school bus in Holden and he took a route in Sterling because he is sick of the traffic. Did all the new developments and is sick of the traffic throughout the Town. He doesn't know who the people are that need housing. Lance Lazar 59 Laurelwood Road, is concerned about traffic and displacement. He is concerned and thinks Mass DOT should be consulted about the impacts of the project. L. Lazar thinks the town should adopt the community preservation act. He thinks the density is out of the character of the Town and exploits the reputation Holden has created. He hopes the scale of the project is reduced or matched with offsite mitigation. Judy Pearson 56 Donald Avenue. Rebecca weiner

Bailey and Putnam corner. She stated that Putnam is being utilized as a cut through and thinks it should be included and this density takes away from the character of why she moved here. Mike Sinkowksy 965 Main Street at Bryant Cove and small condominium development.

The short light at Salisbury and Main only allows for three cars to get through. The lines on Main Street are horrible and wants the lines to be repainted, he wants gates at the railroad on Bailey Road and thinks it could be a problem where the train crosses, there are only flashing lights. He works at vanpool, they give him grace time to get out of town. There is already a major traffic problem on Main Street. He thinks that when 190 went through they wanted people to go through the Main Street and visited Main Street. He realizes you can't stop growth and people have rights but think this is a busy place. J

Sean Breckner 250 Bailey Road happy with so many people have brought up so many concerns. She is concerned that Rutland is overdeveloped and now they are suffering because they have to plan for more police, fire, schools and would not like to see Holden run into the same development. She understands the property owner has rights and thinks it is a detriment to the Town of Holden. John Lavacheck Springdale Road, he uses this road, he believes it is going to act as a collector road and thinks it should be set at a maximum of 30 paved width.

Scott Carlson referred to the Planning Board and Robert Ricker feels most concerns have been addressed by the abutters and think that many issues were raised he was not aware of and thanked people for their comments. Otto Lies is happy to see this type of turn out, he drives on Salisbury and Bailey and it has tripled since he moved there, he is concerned about Bailey being able to accommodate the additional volume. He wants the intersection of Main and Bailey and wants to include the intersection of Dawson school to be included. The traffic flow interior to the project is problematic with the huge s curve and the length of roadway, he wants a straight connection between Bailey and Salisbury Road. Wants the curve softened. Before he would like to go forward. He stated that DPW will review the environmental impact and the DCR and they will be found with stormwater issues. M. Krikonis thanked everyone for coming out. and questions how trash would be handled. He asked that location of trash location be designated on the plan. He would like the transparency and responsibility for the stormwater system to be clearly disclosed. She is welcome to create or utilize a standards. J. Baum thanked everyone for coming, she understands this is a preliminary plan, and asked if she has contemplated off street parking requirements and visitor parking locations, she also requested plans for open space within the Zone A and wetlands J. Baum asked about the 200' setback she believes the homes are only 8-10 feet from the no disturb zone and asked if it was realistic. S. Carlson asked how the trash service would be provided to the development, a mix of trash service and thinks that GPS will take people through this development to avoid traffic that exists on Main and Bailey. S. Carlson asked how some of the gravel will be held back during construction. S. Carver stated the details haven't been established at this point in time. The range in plan from the highest point to the lowest point. S. Carlson stated this is the maximum that could be presented. He is concerned and would like to address the road width. R. Ricker asked for emergency access during the construction. S. Carlson believes 24' is too narrow with the development and would like to see 28'. R. Ricker would like to see Fire Departments comment on 24' versus 28'. R. Ricker made a motion to close the public hearing. He asked what are the consequences of denial of a preliminary plan. P. Harding informed him the preliminary filing is meant for

guidance it is not binding and the applicant can come in with the same or similar plan at the definitive stage. O. Lies asked if the applicant was firm in the design. S. Carver asked that there is a lot dependent on the studies that are being conducted. She stated that she will look at the traffic study and see if they propose a narrower roadway. They are also looking at a market analysis to determine what is most marketable type of unit. The traffic study has been commissioned. R. Ricker moved to close the public meeting. R. Ricker voted to deny the plan based on the 57 comments provided by Town Departments, O.Lies seconded the motion O. Lies would like to see a problem that the Board would not have to deny because of the serious concerns, M. Krikonis stated that they certainly need answers the items that have been identified. He is not likely to deny the project, but he would deny it based on the comments that are provided and there is not enough information to make a decision. R. Ricker made a motion to deny the preliminary subdivision based on the 57 conditions identified. O. Lies seconded the motion all were in favor.

**APPROVAL NOT REQUIRED**

R-2 Zoning District - 267 Brattle Street Katherine Mangson Mangson ANR was denied due to lack of information about parcel sizing but if the requested info is submitted the plan can be endorsed.

R-10 Zoning District - 11 Alpha Road – JZ Enterprises, LLC & O’Brien Clark R. Ricker voted to deny the ANR based on lack of locus, M.Krikonis seconded the motion, all were in favor of the motion not to endorse the plan.

S. Carlson Master Plan, will have a printed version of the plan in the end of May. Minutes from January 22, 2019, R. Ricker made a motion change

Approved on June 25, 2019 \_\_\_\_\_