



Approved 11/15/21

Regular Meeting and Public Hearing

Tuesday, October 19, 2021, at 7:00pm held at the John Bauer Senior Center, 17 West St, Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	X	
Henry B. Stidsen, Jr.	X	
Robert Jacobson	X	
Jeffrey Kent	X	
Robert Pelczarski	X	

Other Attendees: Kevin Bushe (KB), Kim Ames (KA), Ardit Islamaj (AI), Carlos Quintal (CQ), Michael Barbera, Lucy Jastrzebski, Mustafa Fofana (MF), Mark Grabek (MG), Jeff Dickmann (JD), Michelle Roberts (MR), and several others

(NB) called the meeting to order at 7:01 pm.

Meeting Minutes

Motion (RP) seconded (RJ) to accept the minutes of September 14, 2021, as written, vote 5-0, all in favor.

Temporary Accessory Use Apt.

351 Marshall St, owners David and Doris Whitworth, renewal. No changes per application.

Motion (HS) seconded (RP) to renew the TAUA permit for 351 Marshall St, vote 5-0, all in favor.

Approval Not Required

310 & 314 Grove St, owners Lori Houghton and Kevin Bushe respectively, to move a rear property line conveying .891 acres to Houghton and leaving 1.837 acres at 314 Grove St.

Motion (RJ) seconded (JK) to approve the ANR application and plan for 310 & 314 Grove St., vote 5-0, all in favor. The board signed the mylar and four other plans.

Storm Water Permit/ Site Plan Review

53 Camp Street, owner Ardit Islamaj, filed a Site Plan Review and Storm Water Permit application. Site work had been done on the site and the ZEO, Rick Trifero, directed the owner to file. A SPR was filed and initially reviewed by Quinn Engineering which determined that a Storm Water Permit should also be filed. Once received, Quinn Eng. performed a review for the Town and further discussion is needed between the applicants engineer, Carlos Quintal and Quinn Eng, at this point. The owner and Mr. Quintal appeared before the board. (AI) Stated that he bought the property in 2019 which is approx. 9.5 acres all entirely in Paxton. Trees were cleared and soils were brought in by Bond Sand & Gravel. He said approx. 2.5 acres were cleared (80,000 sqft) in the rear of the property. Several board members thought it could be more, closer to 90,000 sqft. (CQ) Stated that he understood that the land needs to be stabilized by controlling the drainage and reseeding the slope(s). Furthermore, a portion of land to the rear that is in Holden was disturbed during the site work, shown on the plan submitted**. The owner said that he has spoken with the owner of that property and has mitigated the issue with them. (NB) Quinn Eng. is concerned that the water hasn't been slowed coming from 53 Camp St. (CQ) A small detention pond in the rear will catch as much as possible within the watershed line. (NB) Quinn Eng. pointed out that Paxton soils do not drain well and that needs to be considered. The owner also has many animals on the property, namely sheep and chickens. (NB) Asked that any structures need to be noted on the plan.

(CQ) The plan to maintain the proposed storm water mitigation plan is to cut the grass. The slopes are the same as before. (RP) Suggested we follow up with the Conservation Comm. to make sure there is or isn't an issue in their purview.

The Chair opened up the meeting to discussion with the public at 7:40pm. Michael Barbera, 16 Dunanderry Way, asked how they can see any new information in the future. (NB) At Town Hall and suggested that the group of neighbors designate one person to ask for any new information rather than many requests for all. Also, that it is their responsibility to find out when any other hearings will take place. Abutters are notified once per MGL. Mustafa Fofana, 45 Camp St., stated that a tree had fallen on his property and that is was due to the excess water between 39-45 Camp St. He also wanted to look at other work that Mr. Quintal had performed. (NB) Mr. Quintal and Quinn Eng. will coordinate their efforts to alleviate any issue with water coming from this newly cleared area. (AI) Stated that there were water issues before he bought the property, that the basement in the house had water in it. Mark Grabek, 75 Howard St, asked if the soils that were brought in were certified and if their wells could be contaminated. (NB) Asked Mr. Islamaj to give documentation to the attest for the soils. Mr. Islamaj agreed to do so. Jeff Dickmann, 48 Howard St, Holden, stated that in the last two years he has noticed a considerable amount of water coming to his property. A stone wall has been damaged along with his driveway which he said has needed

repairing seven times. (NB) In looking at the plan, your property is close to 1000 ft. away from the area in question at 53 Camp St. This application will help determine the flow of the water direction and the amounts. Michelle Roberts, 44 Howard St, Holden, stated that her property has been getting much more runoff than ever before and is concerned about the animal feces with the runoff. (NB) Suggested the BOH address that. Nancy Oldekowski, 95 Howard St, is also concerned about the animals and the water runoff infiltrating the ground. (NB) We need to get more input for other depts and possibly Holden, as Howard St. is a Holden road. DPW, CC, BOH, ZEO, Tree Warden, Town Counsel, etc.

Motion (RP) seconded (JK) to continue the hearings for 53 Camp St for 60 days, vote 5-0, all in favor. A signed continuance was received at the meeting.

New Business

Spaulding Woods/Olivia Knoll. Kim Ames representing Clark Construction appeared before the board to request a reduction in the performance bond to approx. \$20,000. A letter was presented from DPW** stating that the department was agreeable to no trees being planted to limit the leaf debris. The board members all agreed that the trees that were approved on the Subdivision plan need to be planted. Also, the landfill area needs to be mowed twice a year. (KA) Stated that it had been done. (NB) Going by the Site Development Budget ** submitted by Quinn Eng., we will agree to reduce the bond to \$34,500. (KA) Strongly disagreed with that amount and asked for it to be lowered. The board members all agreed to not lower the amount in that it is lower than even suggested by Quinn Eng. of \$43,125. Ms. Ames was told that the neighbors from Olivia Knoll were unhappy with the plowing in the winter and issues with the construction of the houses and street. As for the trees, 32 are noted on the plan, 4 have been planted, leaving 28. It is noted on the plan that trees do not need to be planted in the culvert area. (KA) Stated that there are three streetlights installed and only one is on the plan. If we are going by the plan, then we will take out the other two.

Motion (RP) seconded (HS) to lower the bond value to \$34,500 for the Spaulding Woods subdivision, vote 4-0, all in favor. JK recused himself from the vote as an abutter.

Motion (HS) seconded (RJ) to adjourn the meeting at 8:52 pm, vote 5-0, all in favor.

The next meeting, if needed, will be on Monday, November 15, 2021.

**documents referenced located on file in the TSC office

Respectfully submitted,



Sheryl Lombardi

EX-100-107
TOWN OF HOLDEN
RECEIVED

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