

PLANNING BOARD MEETING  
THURSDAY, MARCH 10, 2022  
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Vice-Chair Jacob Schultzberg, Les Stevens, Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Matt Benoit Director of Community Development

Chair Tracy Sharkey calls meeting to order at 7:00 PM

1. **(0:45) (7:00 PM) ANR's: 66 Walnut Street (#2022-02)**

Norman Hill the land surveyor present at meeting and passes out plans, Mr. Benoit stated that he has reviewed the ANR, and it meets all the criteria for the regulations, he was just waiting for the full set and the mylar which he has received today. This is a division of land into 4 conforming lots, and they meet the criteria of frontage, lot size and the road requirements. The Board would like to make a friendly request that there be 7 lines instead of 5 for every member of the board to sign on ANR's for the future.

**(3:10) (7:03 PM) Motion to endorse made by Ernie Marks, seconded by Les Stevens. All members in favor.**

2. **(4:40) (7:04 PM) Blackstone Logistics Center – Tri-Town Warehouse project – Uxbridge, Sutton and Douglas.**

Request to extend the hours to 12 AM – 10 PM during the concrete floor pours that is estimated to take approximately 4-6 weeks, and the concrete tilt panels for the walls estimated to take approximately 4-5 weeks. With adjustment to the hours Mr. Benoit would like to suggest notification to the Board for the start and end dates and to defer the enforcement to the chief of police.

**(6:44) (7:44 PM) Motion to amend the construction hours for the concrete course schedule made by Ernie Marks, seconded by Jake Schultzberg. All members in favor.**

**Public Hearings:**

3. **(7:20) (7:07 PM) Public Hearing: CRG Services Management, LLC.  
Application for Site Plan Review (SPR-220215)**

105 & 123 Gilboa St & 470 Northeast Main St – Possible Votes

**(9:13) (7:09 PM) Motion to open public hearing made by Jake Schultzberg, seconded by Les Stevens. All members in favor.**

Mr. Dumas the regional partner, Fred Ferraro the vice president of construction development and Todd Morey project engineer with Beals and Associates at meeting to present company and project plans to the board. They are proposing a warehouse distribution facility just over 1.1 million square feet in total size, with 691 parking spaces, about 180 loading docks and between 300-500 employees. They went over the design and the traffic studies and the distribution trip study. Some questions and concerns the board had was the truck traffic from 395 going through down town Douglas and the noise for the abutters. Barbara Bowie on Gilboa St, voiced concerns about protected wildlife, traffic and noise. Mike Keith at 462 NE Main St is concerned with noise, Jeff Dean representing abutter on NE Main St with a question of where the exit is, and Cindy Smith (remotely) commented her concerns about the noise and the view from Gilboa St. Board responded that they will get a rendering and will address those 2 concerns. Board would like to also request a sound study to be done due to the multiple concerns about the noise increase.

**(1:10:13) (8:10 PM) Motion to continue public hearing to March 24, 2022 at 7:00 PM made by Aaron Socrat, seconded by Jake Schultzberg. All members in favor.**

**4. (1:11:12) (8:11 PM) Public Hearing: McIntyre Loam Inc.  
Application for Special Permit (SP-220208)**

100 Davis St – Possible Votes

**(1:12:47) (8:12 PM) Motion to open public hearing made by Les Stevens, seconded by Mike Zwicker. All members in favor.**

The applicant Tom McIntyre presents the plan and request the special permit for lot 6 that is for outdoor manufacturing and processing of soils, gravel, sand and rock, about 21 acres. The special permit consideration factors are 1) Traffic flow and safety including parking and loading, they have adequate space on the lot to facilitate this use with an 800-foot road. 2) Social economic community needs served by the proposal, the site will supply and adequate supply of construction materials for the beautification of the town, an estimated 1 million dollars in tax revenue to the town and provide jobs. 3) Adequacy of utilities and public service, there is not need for water or sewer or electricity everything is run off fuel. 4) Neighborhood character and social structure, it is an industrial zoned part of town and industrial lots and buildings and will fit in with the character of the area. 5) Impacts on natural environment, will have minimum impacts due to the size of the property. The hours of operation are 7AM-5PM Monday – Friday and 7AM-3PM on Saturdays. Hal Davis joined remotely and would like to speak in favor of the special permit. The project is important for the CRG project, and it will help the town with tax revenue to turn the town around financially and help the taxpayers. Board believes that the project meets all the special permit requirements.

**(1:31:06) (8:31 PM) Motion to close the public hearing made by Les Stevens, seconded by Aaron Socrat. All members in favor.**

**(1:31:22) (8:31 PM) Motion to grant the waivers requested by Ernie Marks, seconded by Mike Zwicker. All members in favor.**

**(1:31:39) (8:31 PM) Motion to grant the special permit made by Mike Zwicker, seconded by Jake Schultzberg. All members in favor.**

**(1:32:02) (8:32 PM) Friendly amendment to the special permit with the standard conditions by Mike Zwicker, seconded by Jake Schultzberg. All members in favor.**

**5. (1:34:40) (8:34 PM) Public Hearing: Sutton Douglas Development  
Application for Definitive Subdivision (DEF-220215)**

Mumford Rd & 5 Forest St – Possible Votes

**(1:36:30) (8:36 PM) Motion to open public hearing made by Les Stevens, seconded by Ernie Marks. All members in favor.**

Wayne Belec from Land Design Collaborative present at meeting and Ken Flynn (remotely) from Flynn Build and Development. They have received a preliminary plan approval from the planning board, and is now on to the definitive stage and has notified abutters. Mr. Belec presented the plans for the development. He spoke about the septic and wells and stormwater mitigation, and explained that they will be applying for some waivers. One being for the sidewalk being on only one side instead of both sides, and a waiver for trees every 100 feet. There was discussion about the width of the roads. Betsy Choate of 7 Belvoir Ave, voiced concerns about the number of lots going up and concerns about the impact of the current residents wells and the run offs. Matt Brazeau of 8 Belvoir Ave voiced his concerns about the increase in travel and impact on the current roads. Mr. Leduc 100 Mumford Street has concerns about the road and the buffer zone for the swamp and runoff. Mr. Benoit stated that the town is hiring peer reviews at the applicants' expense for the compliance of all these concerns and should have those reports and studies at future meetings. Lynn Wrzosek of 50 Conservation

Drive shared her concerns due to her housing development that went up 22 years ago and wanted to make sure the things were done differently and there were sufficient bonding amounts, the board responded that there has been many updates and changes so those things don't happen again.

Resident at 16 Fairfax Way voiced his concern about the trucks traveling on the current roads for the new building materials to be delivered to the new development site. Mr. Belec went through the phases of the development and what roads would be traveled on in each phase. Carol Lincoln 13 Forest Street has concerns about the runoff because her house is at the bottom of the hill and already has runoff issues, her septic and the traffic increase. Mr. Belec responded that all the drainage will be kept onsite, and said there will be no impact on the well or septic. Susan Foley 29 Conservation Drive joined remotely and asked how the 55 acres of untouched land will benefit residents of Conservation Drive. Mr. Belec responded that the 55 acres is to be set aside for the town as public open space. Mr. Flynn stated that there is a website currently for anyone to comment with a dedicated email address that goes directly to the firm for questions to provide as much transparency as possible, the website is [suttdouglassresidential.com](http://suttdouglassresidential.com).

**(2:54:05) (9:54 PM) Motion to continue public hearing to March 24, 2022 at 7:45 made by Ernie Marks, seconded by Aaron Socrat. All members in favor.**

**6. (2:55:25) (9:55 PM) Public Hearing Continued from 2/24/22: Dark Stream, LLC.  
Application for Site Plan Review (SPR-210923)**

16 Davis Street – Possible Votes

Joe Casali present with updates for plan, there were 2 minor comments, and both were addressed. Which were to have the dumpster 10 feet away from the building and to put a fence around a portion of it. The have their special permit for a non-exempt farm less than five acres from the zoning board in November of 2021, and they are here tonight for a site plan review for an alternate use in an industrial zone greater than 500 square feet.

**(2:59:08) (9:59 PM) Motion to close the public hearing made by Ernie Marks, seconded by Les Stevens. All members in favor.**

**(2:29:27) (9:59 PM) Motion to grant the site plan review with conditions made by Mike Zwicker, seconded by Aaron Socrat. All members in favor.**

**Additional Business:**

**7. Town Meeting Warrant Article Reconsideration – Possible Votes**

Mr. Benoit recommends that the board reconsider their motion to forward the road acceptance for the Stonegate Development because it will not be ready for spring town meeting, also to reconsider the 55 plus bylaw and in combination with that the revisions to the flexible development, due to some feedback concerns about fair housing and not receiving feedback from town council yet.

**(3:01:11) (10:01 PM) Motion to reconsider sending to the board of selectmen the above-mentioned items made by Mike Zwicker, seconded by Ernie Marks. All members in favor.**

**(3:01:35) (10:01 PM) Motion to the board of selectmen under chapter 48 section 5 to recommend removing section 8.4 from the town bylaws that is the marijuana moratorium made by Mike Zwicker, seconded by Jake Schultzberg. All members in favor.**

**8. Minutes:**

12/9/21, 1/13/22, 1/27/22 & 2/10/22 – Possible Votes

**(3:02:53) (10:02 PM) Motion to approve the minutes for 12/9/21, 1/13/22 & 1/27/22 as amended made by Jake Schultzberg, seconded by Ernie Marks. All members in favor.**

**(3:03:18) (10:03 PM) Motion to adjourn made by Jake Schultzberg, seconded by Les Stevens.  
All members in favor.**

**Respectfully submitted,**

**Stephenie Gosselin  
Recording secretary**