

**PLANNING BOARD MEETING  
THURSDAY, JANUARY 27, 2022  
RESOURCE ROOM**

**Attendance:** Chair Tracy Sharkey, Vice-chair Jake Schultzberg, Les Stevens, Mike Greco, Matt Benoit  
Community Development Director

**Absent:** Aaron Socrat, Ernie Marks & Mike Zwicker

**Chair Tracy Sharkey opens meeting at 7:00 PM.**

**Public Hearings:**

1. **(7:00 PM) (0:12) Public Hearing Continued from 1/13/22: Dark Stream, LLC.**  
**Application for Site Plan Review (SPR-210923)**  
116 Davis Street – Possible Votes  
Request to continue to February 10, 2022  
**(7:00 PM) (0:28) Motion to continue to 2/10/2022 at 7:15 PM made by Jake Schultzberg,**  
**seconded by Mike Greco. All in favor.**

**Additional Business:**

1. **(7:01 PM) (1:00) Pyne Sand & Stone, 120 Gilboa St, Site plan modification – Update**  
Andy Leonard from Pyne & Sand joined remotely with update. On the Andrews Engineering plan there is a rectangle marked out 80 feet by 20 feet for a total of 1600 square feet to add to the parking lot with dense graded crushed stone.  
**(7:05 PM) (5:25) Motion to approve for minor activity and to allow the activity under the original site plan approval made by Jake Schultzberg, seconded by Les Stevens. All members in favor.**
2. **(7:06 PM) (6:20) Northeast Wireless Services, 442 Northeast Main St, (08-01 PWS) – Update**  
Mr. Benoit state that the applicant sent their annual letter for their condition of approval for special permit and have provided all the information requested by the Board.

**Ongoing Development:**

1. **(7:07 PM) (7:30) Whitin Reservoir Estate (MOD – 120906) – Update**  
The granite on the sidewalk is for a handicap ramp not a location for a catch basin and it will be finished with the top course in the spring.
2. **(7:07 PM) (7:55) ASD Wallum Lake Solar, 269 Wallum Lake Road (SPR-181002): Storm water management update: NO UPDATE**
3. **Deer Crossing (DEF-030612) – Update: NO UPDATE**
4. **Evergreen Estates (DEF-061010) – Update: NO UPDATE**
5. **Stone Gate Development (DEF-020319) – Request for public road acceptance: NO UPDATE**
6. **(7:08 PM) (8:06) Oak St Solar, BlueWave Solar (SPR-200203) – Request for Peer Review bond estimates**  
Mr. Benoit stated that we have received our peer review back from the estimates and anticipating a response from the applicants engineering team.
7. **(7:08 PM) (8:40) Gilboa Ct, (DEF-170222) – Update**

They are looking to have a bond establishment to finish the project soon.

**8. (7:08 PM) (8:55) Maple St, Cosma (DEF-180717) – Update**

Mr. Benoit stated that Ms. Couture's research found that the bond was sent but never received. Miss Sharkey said she thinks that he got the form his insurance company and that it wasn't a cash bond. Mr. Benoit will look into this matter more for accuracy.

**9. (7:11 PM) (11:05) Sleep Hollow, 439 NE Main St, 34 & 36 Davis St (DEF-160316) – Updates**

This is an active project and would like to add this to the agenda.

**10. (7:11 PM) (11:30) Director of Community Development Updates**

Mr. Benoit needs signatures for the "Conflict of Interest Law" & Ethics Training to confirm the receipt of what's in the Boards packet.

**Public Hearing:**

**2. (7:16 PM) (15:37) Public Hearing Continued from 1/13/22: Coopers Town Road Realty Trust – Application for a Special Permit (SP-210701) and a Definitive Subdivision Residential Compound "Hawk Hill Farms" (RC-210701)**

768 & 772 Northwest Main Street – Possible Votes

Board needs a super majority vote to close this out and they are one member short for that.

**(7:22 PM) (22:33) Motion to continue to February 10<sup>th</sup> 2022 at 7:30 PM made by Mike Greco, seconded by Jake Schultzberg. All members in favor.**

**Additional Business:**

**3. (7:23 PM) (23:23) Zoning Bylaw Amendment Discussions**

**a. 55+ Developments**

The Board will take the draft home to review. Miss Sharkey brought up some questions/concerns about the municipal water/sewer and the zones. Board agrees that the town needs a 55+ community development.

**b. Height description**

Building Commissioner would like the description to change, so the town needs a new height description.

**c. Site Plan Review Hearing Notice and Advertising Requirements**

These are absent from the site plan reviews and bylaws, and board would like to see them added to the bylaws. Board authorizes Mr. Benoit to make the draft for these changes.

**d. Residential Compounds**

Board is removing the special requirement for this. We need to add multi-family, townhouse, condos or cottages to the residential use tab.

**Ongoing Development:**

**11. (7:47 PM) (47:23) Director of Community Development Updates**

**d. Administrative Policy & Procedures**

There is a new microphone in the middle of the table to pick up conversations better.

Members should be addressing each other by last names. Town Counsel strongly advises that if you are recusing yourself from a discussion or vote you must leave the table. Name plates should be here for the next meeting and a gavel for the Chair.

**e. Annual Report**

**APPROVED 3/10/2022**

The annual report was prepared by Jen Couture and Mr. Benoit and just needs the Boards approval to submit it and the deadline for it is Monday.

(7:52 PM) (52:27) Motion to approve the 2021 annual report as written made by Les Stevens, seconded by Mike Greco. All members in favor.

12. Signatures:

a. Vouchers: NONE

13. Miscellaneous

14. Meeting Minutes: 11/18/21 & 12/9/21 – Possible Votes

(7:55 PM) (55:31) Motion to approve the 11/18/21 meeting minutes as amended made by Les Stevens, seconded by Mike Greco. All members in favor.

(7:56 PM) (56:24) Motion to adjourn made by Jake Schultzberg, seconded by Les Stevens. All members in favor.

Next Meeting: February 10, 2022

Respectfully submitted,

Stephenie Gosselin  
Recording Secretary