

PLANNING BOARD MEETING
THURSDAY, FEBRUARY 24, 2022
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Vice Chair Jake Schultzberg, Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Matt Benoit Community Development Director

Chair Tracy Sharkey calls meeting to order at 7:02 PM.

Public Hearings:

1. (7:02 PM) (0:09) Public Hearing Continued from 2/10/22: Dark Stream, LLC.
Application for Site Plan Review (SPR-210923)
116 Davis Street – Possible Votes – Request to continue to March 10, 2022
(7:02 PM) (0:20) Motion to continue public hearing to March 10, 2022, made by Ernie Marks, seconded by Mike Zwicker. All members in favor.

Signatures:

2. (7:02 PM) (0:36) Decisions
 - Coopers Town Road Realty Trust – Hawk Hills Farms – (SP-210701) & (RC-210701)
Mr. Benoit provided a draft decision for the Board that was approved by the applicant and circulated for the Boards signatures.

Additional Business:

3. (7:03 PM) (1:12)
 - a. Accessory Apartment Extension – John & Christine Furno – 1 Stonehill Drive – (AA 00.1106) – Possible Votes
Mr. Schultzberg recused himself from the matter.
(7:04 PM) (2:01) Motion to approve the permit extension made by Aaron Socrat, seconded by Ernie Marks. All members in favor.
Mr. Schultzberg returned to the table.

Signatures:

(7:06 PM) (4:45) Motion to approve the fee increase for certified mailings made by Mike Zwicker, seconded by Ernie Marks. All members in favor.

Public Hearings:

4. (7:11 PM) (8:38) Public Hearing Continued from 2/10/2022: Family Convenience Center
Application for Site Plan Review (SPR-211213) & Aquifer Special Permit (AQ-21221)
74 Main Street – Possible Votes
Ray Whitehead the applicant, Sam Swarovski store manager and Rob Lussier with CMG Engineering (remote) joined meeting. Provided for the Board is a letter from the Peer Reviewer giving an all clear on all issues discussed. Mr. Lussier went over the resolution to the comments

from last meeting. The Fire chief wanted to see a fire hydrant with flag on site, so they included that in the plans. Showed on the plans the WB62 truck template to the truck turn. Removed the street trees on the plan in total of 11 trees, and screening around the generator and propane tanks in the back.

(7:22 PM) (20:45) Motion to close the public hearing made by Ernie Marks, seconded by Mike Zwicker. All members in favor.

(7:23 PM) (21:00) Motion to approve site plan review, aquifer special permit and drive thru special permit with conditions made by Ernie Marks, seconded by Mike Zwicker. All members in favor.

Mr. Benoit drafted the decision for the Board to sign tonight, Chair Tracy Sharkey read over the decision with the conditions to the board. The applicant had no objections to the conditions of the written decision.

Ongoing Development:

5. (7:27 PM) (25:40) 202 & 206 Maple St (DEF-180717) – update

The is a 53G account that needs to be replenished and the surety bond was drafted but never obtained from the developer. The Board is requesting the developer to provide an update at a future meeting.

(7:29 PM) (27:08) Motion to send a letter made by Mike Zwicker, seconded by Ernie Marks. All members if favor.

Staff Updates:

6. (7:29 PM) (27:26) Zoning Amendments

Mr. Benoit sent the 55 plus bylaws to a consultant colleague to review and noted a couple fair housing potential violations, so he sent it off to Town Counsel and is waiting to hear back. Another was the modification to section 7.26 flexible development bylaws recommended by member Les Stevens believes it could replace the need for a 55 plus exclusive bylaw. The height definition add to the bylaws was also discussed.

(7:31 PM) (29:52) Motion for in compliance with chapter 40A section 5 to provide a letter to the board of selectmen for individual article consideration at the 2022 spring town meeting made by Jake Schultzberg, seconded by Mike Greco. All members in favor.

Section 9.4.2 of the changes to the site plan review, replacing 'shall submit 5 copies' with the number 10, and section 9.4.4 is replacing #5 with #10, Mr. Benoit also added a sentence to cover that there is currently nothing stating that we have to hold public hearings.

(7:37 PM) (35:30) Motion for in compliance with chapter 40A section 5 to provide a letter to the board of selectmen for section 9.4 consideration at the 2022 spring town meeting Mike Zwicker, seconded by Jake Schultzberg. All in favor.

Next is the solar draft by law and Mr. Benoit took it straight out of the template from the state and adjusted to Douglas. The purpose of this is for solar farms to only be able to be on cleared land and not have to take down trees to put up a solar farm.

(7:45 PM) (43:07) Motion to recommend the article made by Mike Zwicker, seconded by Aaron Socrat. All members in favor.

(7:45 PM) (43:47) Motion for recommending to board of selectmen the 55 plus bylaw placeholder made by Mike Zwicker, seconded by Mike Greco. All members in favor.

(7:46 PM) (44:31) Motion for a place holder for the 2 road acceptances for the 2 cul-de-sacs on Stonegate Development off Cobblestone Drive made by Mike Zwicker, seconded by Jake Schultzberg. All members in favor.

(7:47 PM) (45:12) Motion for the revisions to flexible development as submitted made by Mike Zwicker, seconded by Jake Schultzberg. All members in favor.

Miscellaneous:

7. ((7:47 PM) (45:39) Matt Benoit is putting a capital request on Monday in for the Community Development Department for new GIS software for mapping.

(7:49 PM) (47:41) Motion to support the capital request made by Mike Zwicker, seconded by Aaron Socrat. All members in favor.

(7:51 PM) (49:26) Motion to adjourn meeting made by Mike Zwicker, seconded by Jake Schultzberg. All members in favor.

Respectfully submitted,

Stephenie Gosselin
Recording Secretary