

PLANNING BOARD MEETING  
THURSDAY, MARCH 24, 2022  
RESOURCE ROOM

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

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

**Additional Business:**

1. **(7:00 PM) (0:08) Oak Street Solar Project: Utility Plan Update – Possible Votes, Mike Zwicker recused**

Representative from Blue Wave and Representative from Power Engineers on behalf of National Grid present to discuss matter. They are adding 6-7 more poles and the board is now looking for a new application for scenic road permit.

**Public Hearings:**

2. **(7:14 PM) (14:35) Public Hearing Continued from 3/10/2022: CRG Services Management, LLC. Application for Site Plan Review (SPR-220215)**

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

Todd Morey with Beals Associates present and Jeffrey Dirk with Vanasse & Associates, Inc., Transportation Engineers & Planners joined remotely to review plans with the board.

Discussed the transportation impact assessment study summary and the change in traffic patterns since COVID-19. Trucks are about 15% of the traffic activity, the project was not showing a significant overall impact in terms of increases in motor delays and vehicle queuing. Went through existing conditions and future conditions of traffic study. The showed a trip generation summary to show the increase and impact of cars traveling during peak hours. Their goal is to not increase traffic through the center of Douglas. They will have a stop sign existing the project site because they don't generate enough traffic to have a stop light. Went over a transportation demand management program with the board, for example providing onsite facilities to lessen the employee traffic leaving during the day. He spoke about having turn restrictions on the driveway so that the trucks will not come in from route 16 through town and will use 146 instead. They showed a rendering of the finished project. Barbara at 86-88 Gilboa Street voiced her concerns about the right turn only lane and the number of trees that will left and a sidewalk on Charles Street. The applicant responded that they will be willing to do the sidewalk as long the town allows it. Resident of 1 Forest St asked who to contact if there was a complaint, and the board responded it would be the building department or the zoning enforcement officer would enforce the conditions of the permit.

**(8:17 PM) (1:17:38) Motion to continue public hearing to April 14, 2022 @ 7:00 PM made by Aaron Socrat, seconded by Ernie Marks. All members in favor.**

3. **(8:18 PM) (1:18:10) Public Hearing Continued from 3/10/2022: Sutton Douglas Development Application for Definitive Subdivision (DEF-220215)**

Mumford Rd & 5 Forest St. – Possible Votes

Wayne Belec with Land Design Collaborative and Tim Flynn with plan updates and discuss traffic and hydrogeology. Mr. Belec asked the post office where the location of the community mailboxes should be, and they were given two locations one on street A and the other on street B near Forest Street. Joe Campisi a hydrogeologist with Corporate Environmental Advisors objectives are to determine adequacy of bedrock aquifer to provide water to the 31 new homes. To determine if the groundwater withdrawals would create adverse impacts on current

properties, and other water impacts with underground springs. Mr. Campisi spoke about the way he gathers this data. They estimated that the water in the bedrock aquifer is 40 to 50 times more than what is needed for the existing 100 homes and proposed 31 homes. The septic systems will have a very good environment for doing their job and would have zero impact on groundwater quality. The septic's will be subsurface. The traffic consultant went through the traffic study with volumes during peak hours, and the proposed roadway signage, roadway design and widths (main access road 24 feet, cul-de-sac and roads B and C at 22 feet, road D at 24 feet). Paul Maynard 59 Duval Rd, Sutton voiced his concerns about the roads and the traffic count, the site line. Lynn Wrzosek 50 Conservation Drive, Douglas asked for clarification on the road width and the board responded they are meeting the requirements of the town. Gary Price 1 Forest St Douglas wanted the board to know that there is issues in the winter with the snow plowed and the road width and voiced his concern about the number of additional cars and how much worse it will be. Lucille Price 1 Forest St Douglas voiced her concern about the traffic due to the mailbox locations. Mr. Belec responded that he is more than happy to go back to the postal worker and discuss if there are other options for the location of the mailboxes. Carol Lincoln 13 Forest St Douglas, request that the roads get paved due to the additional traffic using them. Matt Benoit received correspondence from the open space committee that they made a vote at one of their meetings to suggest to the developer for consideration of a trail network to connect with the open space property.

**(9:21 PM) (2:21:33) Motion to continue public hearing to April 14, 2022 @ 7:30 PM made by Les Stevens, seconded by Aaron Socrat. All members in favor.**

**4. Ongoing Development:**

**a. Gate Development (DEF-020319)**

**Matt Benoit updated that peer review conducted a site walk for public road acceptance and they are not going to make it town warrant in spring.**

**b. 202 & 206 Maple St (DEF-180717)**

**Update that we had a negative balance in the peer review for the inspection account that was replenished.**

**c. Gilboa Court extension we also did a bond estimate site walk with the peer review consultant as previously discussed.**

**5. Staff Updates:**

**a. Zoning Amendments**

**They have gone out and will be scheduled for next meeting on April 14, 2022.**

**6. (9:24 PM) (2:24:05) Minutes: 2/10/2022 & 2/24/2022 – Possible Votes**

**Motion to accept the minutes of 2/10/22 & 2/24/22 as amended made by Les Stevens, seconded by Mike Greco. All members in favor.**

**Mr. Zwicker would like to get something in writing in the bylaws for the roadways.**

**(9:25 PM) (2:25:15) Motion to adjourn made by Les Stevens, seconded by Aaron Socrat. All members in favor.**

Respectfully submitted,

**Stephenie Gosselin  
Recording Secretary**