

PLANNING BOARD MEETING
THURSDAY, APRIL 28, 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.

Vice-Chair Jake Schultzberg called meeting to order at 7:01 PM.

1. (7:01 PM) (0:11) Citizens Forum: Call for public comment: NONE
2. (7:01 PM) (0:24) ANR's: NONE

Approximately (7:10 – 7:15 PM) Tracy Sharkey arrives at meeting

Public Hearings:

3. (7:01 PM) (0:27) Public Hearing Continued from 4/14/2022: 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 joined table to present plan to the board. They are still waiting on the stormwater peer review; they do have the traffic one and one for the notice of intent. They added a left turn lane and 150 feet of stacking potential in the left turn lane. They are going to add to the plan a double row of spruce trees for full coverage where there is currently no coverage. Mr. Morey went over the parking changes and the flood plain proposed changes. Samuel Offei-Addo with BSC Group joined remotely and went over the traffic study report. Mr. Schultzberg stated that they are putting in the record for the project a letter from Mark Mungeam. Mr. Benoit relayed that he did receive the third peer review tonight at 6:30 PM. Mr. Schultzberg is putting another letter in the record about the lighting and concerning about noise from the Zoning Board. Mr. Morey discussed the ground water measurements, and the comment about the traffic going towards route 146 and not overburden North Street and downtown Douglas, and they agree and are open to any suggestions from the board. The comment about the lighting at night and Mr. Morey responded that they will using all LED lighting that helps with that issue.
(7:42 PM) (41:00) Motion to continue to May 12, 2022, at 7:00 PM made by Mike Zwicker, seconded by Les Stevens. All members in favor.
4. (7:42 PM) (41:31) Public Hearing: Richard Corcoran Application for Accessory Apartment (AA-220330)
142 Monroe Street – Possible Votes
(7:43 PM) (42:49)7: Motion to open public hearing made by Jake Schultzberg, seconded by Les Stevens. All members in favor.
Mr. Corcoran 42 Millville St, Mendon present for the hearing.
(7:46 PM) (45:15) Motion to grant the special permit with the apartment to be no greater than 900 square feet made by Ernie Marks, seconded by Aaron Socrat. All members in favor.
(7:47 PM) (46:10) Motion to close the public hearing made by Ernie Marks, seconded by Jake Schultzberg. All members in favor.
5. (7:47 PM) (46:30) Public Hearing Continued from 4/14/2022: Zoning Modifications to Douglas Zoning Bylaws – Amendments of Section 10.0: Definitions – new definitions for Building Elevation and Building Height – Possible Votes

Mr. Frasier Building Inspector present to explain the modification, and that there was no definition for the heights in the bylaws, and he explained the diagram and the definition to the board. The board feels that this might be confusing for the town meeting. Board suggestion was to strike the building elevation and the images and just use the building height definition and the language is changed to average grade elevation

(8:05 PM) (1:04:33) Motion to close the public hearing made by Jake Schultzberg, seconded by Mike Zwicker. All members in favor.

(8:05 PM) (1:04:39) Motion to strike the diagrams and just keep the building height with the revision of the average grade elevation on the definition made by Jake Schultzberg, seconded by Les Stevens. All members in favor.

Friendly amendment motion to approve and recommend favorable action at town meeting made by Mike Zwicker, seconded by Jake Schultzberg. All members in favor.

6. **(8:06 PM) (1:05:22) Public Hearing Continued from 4/14/2022: 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 Flynn Building and Development will present plans and cover traffic and peer review comments. They showed on the plan where the light posts will be located, they ran a ladder truck through the roads to show there was enough room. Ernie Marks state that he spoke to the Highway Superintendent today and he researched on Mass Highway, and he has no problem with the 22-foot-wide for the remaining two roads, Mr. Benoit also stated that the Fire Department approved the 22 foot for the side roads with 24 feet as the main pass. They are striking the waiver request for 4.2.3 I 13 other sheets and excluding the waiver for curb inlets for catch basins.

(8:24 PM) (1:23:44) Motion to approve waivers as discussed as amended made by Jake Schultzberg, seconded by Aaron Socrat. All members in favor.

The test pits were removed from the waiver, and they will be required to install granite curbs behind the catch basin. The granted waivers included the grade at street intersections, curbs and berms excluding the curb inlets for catch basins, sidewalks on both sides and trees.

Courtney Sudak with Tetra Tech joined remotely for the traffic study, she went over the traffic volume increase percentages. Dan Dumay with MDM joined remotely and went through the remaining comments and how they were rectified. Paul from 59 Duval Road was concerned that he didn't hear any discussion about the increase in vehicles and people from the campgrounds from May to October which does increase by 4000 people between Sutton and Douglas campgrounds. There was no data collection available pre pandemic so Ms. Sudak cannot provide that information, but she can say that all the intersections are operating at level A which are the best, so they are confident that the increase from the campgrounds can be accommodated in those months of the year. Mike Lacy 14 Forest Street voiced his concerns about the streets not mentioned in the fire truck route exercise if they were coming from Douglas because he argues that they are not 22 feet wide. Mr. Belec agrees with Mr. Lacy and responded that they would most likely come up through Bellevue and he will show that on the diagram. Lynn Wrzosek 50 Conservation Drive has a letter regarding the original 110.2 acres that were supposed to be given or put in a trust and a report from the wildlife endangered species. With the consent of the owner's conservation is going to do species review walkthrough on May 7, 2022, at 1:00 PM. Ms. Wrzosek read the letter to the board from the abutters on Conservation Drive about the preservation of the open space land.

(8:52 PM) (1:51:20) Motion to continue to May 12, 2022, at 7:15 PM made by Ernie Marks, seconded by Jake Schultzberg. All members in favor.

Additional Business:

7. (8:53 PM) (1:52:15) Blue Wave Solar Bond Estimate – Discussion

Mike Zwicker recuses himself from discussion, he is an abutter.

There has been discussion about bond estimation for roadway restoration and storm water restoration and decommissioning. Chris Knight with Blue Wave Solar and Jeff Murphy a civil engineer with Beals and Thomas. One of the requirements was that the bond estimates were reviewed by peer review, there was no specific comments on the road restoration bond or storm water bond as submitted. The comments were solely related to the decommissioning estimate provided; the original estimate totaled about \$126k. They reviewed and increased the decommissioning bond and reviewed the project at 170 West Street in town to total \$288,541.00. James Jackson joined remotely and state that at the end of the twenty years they would like to recycle the solar panels instead of reuse them and that is a higher cost of about four or five thousand dollars, the other option is to recycle 30% and reuse the other 70%. Mr. Socrat stated that in 20 years there will no use for the panels, and he thinks they should recycle them all. Mr. Knight responded that there will still be a high level of efficiency after 20 years and they have pricing information from a company ERI in Holliston. Mr. Socrat asked if they would bond it and commit to buy it in 20 years. Mr. Knight said he thinks its too early to tell that.

(9:04 PM) (2:03:51) Motion to approve project bonding for the Oak Street Solar project for roadway restoration at \$12k, storm water restoration at \$7,200.00 and decommissioning at \$290k made by Jake Schultzberg, seconded by Les Stevens. All members in favor. (Mike Zwicker recused)

(2:05:00) Mike Zwicker returns to table

8. (9:05 PM) (2:04:45) Open Space Plan – Survey Announcement

The town of Douglas has received an \$18k grant in the help of Central Mass Regional Planning to complete an open space recreation plan, we are currently posting a survey to target the opinions and activities of interested residents. The survey is out until June 1st currently on the town website that provides a link www.surveymonkey.com/r/Douglasosrp, and you can also find this on the community development webpage.

Ongoing Development:

9. (9:07 PM) (2:06:39) Gilboa Court Ext (DPX-201119)

Last meeting the bond amount was authorized, there are documents for the board to sign along with the lot release documents

10. (9:08 PM) (2:07:29) Dust Prevention Plan

Mr. Benoit is bringing this before the board as an FYI, his department received a complaint for dust control at Sleepy Hollow Subdivision and they submitted a dust prevention plan to the Board of Health.

11. (9:09 PM) (2:08:05) ASD Wallum Lake Solar, 269 Wallum Lake Road (SPR-181002)

Mr. Benoit spoke with Ms. Lawrence earlier today that they did receive an email from the solar developer that they don't yet have a response from their engineer so we don't an update for this item.

Signatures:

12. (9:10 PM) (2:09:02) Mylar Plans

We have the mylars for the Hawk Hill Subdivision and the covenants have been signed and recorded and plans have been updated to reference the covenants book and page.

(9:10 PM) (2:09:18) Motion to endorse the plans for Hawk Hill Farms made by Mike Zwicker, seconded by Jake Schultzberg. All members in favor.

13. Minutes: March 10, 2022 – Possible Votes

(9:10 PM) (2:09:45) Motion to approve March 10, 2022, meeting minutes as written made by Mike Greco, seconded by Aaron Socrat. All members in favor.

(9:11 PM) (2:10:09) Motion to adjourn made by Jake Schultzberg, seconded by Mike Zwicker. All members in favor.

Respectfully submitted,

Stephenie Gosselin
Recording Secretary