

PLANNING BOARD MEETING
THURSDAY, MAY 12, 2022
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Aaron Socrat, Mike Greco, Mike Zwicker, Meghan Schlesman (remote), Matt Benoit Community Development Director.

Absent: Vice-chair Jake Schultzberg, Ernie Marks

Chair Tracy Sharkey calls meeting to order at 7:01 PM.

1. **(7:01 PM) (0:13) Reorganization**
Board will wait until all board members are present.
2. **(7:02 PM) (1:10) Citizens Forum: Call for public comment**
NONE
3. **(7:02 PM) (1:20) ANR's**
 - **21 & 25 Orange St (2022-03) – Possible Votes**
This is a land swap, with conforming frontage on both lots, the only question for the board is Orange Street considered a navigable way. The property owner is present, and the board asked him if he thinks that the street is navigable with grade and construction and he responded that it was.
(7:04 PM) (3:52) Motion to approve and endorse the ANR as presented made by Aaron Socrat, seconded by Mike Zwicker. Roll call vote – Aaron Socrat, Mike Greco, Mike Zwicker, Meg Schlesman all in favor.
 - **(7:05 PM) (4:28) 280 Yew St (2022-04) – Possible Votes**
This project is the creation of a proposed lot of 365,900 square feet about 8.4 acres off of a larger parcel that will be remaining with 38.6 acres. Margaret Bacon with Civil Site Engineering to present plans.
(7:06 PM) (5:34) Motion to endorse the ANR plan made by Mike Zwicker, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Mike Greco, Mike Zwicker, Meg Schlesman all in favor.
 - **(7:07 PM) (6:08) 772 Northwest Main St (2022-05) – Possible Votes**
Meg Schlesman recuses herself from matter. This is a lot line correction to keep the chapter land on one side of the land. Jude Gauvin joined remotely to speak on project, changing the lot lines so that Ms. Schlesman can sell one of the lots.
(7:08 PM) (7:35) Motion to endorse the ANR plan made by Aaron Socrat, seconded by Mike Greco. Roll call vote – Aaron Socrat, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor, Meg Schlesman abstains.

Public Hearings:

4. **(7:09 PM) (8:20) Public Hearing Continued from 4/28/2022: 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 with an update, that they have received three peer review letters regarding traffic, wetlands and Zoning and stormwater engineering. All peer reviews have been responded to and the traffic came back with their response letter signing off on all points. Mr. Zwicker voiced his concerns with the project about the traffic. Mr. Morey responded that they do a traffic count six months after occupancy and then another six months after that. Ms. Sharkey asked about how the donation will go, Frank Petkunas responded with

putting it into a developer's agreement. Mr. Benoit mentioned that noise study and lighting study being provided as conditions.

(7:27 PM) (26:47) Motion to continue to May 26, 2022, at 7 PM made by Mike Zwicker, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Mike Greco, Mike Zwicker, Meg Schlesman all in favor.

5. (7:28 PM) (27:24) Public Hearing Continued from 4/2/2022: Sutton Douglas Development – Application for Definitive Subdivision (DEF-220215)

Mumford Rd & 5 Forest St – Possible Votes

Applicant has requested a continuance to May 26, 2022, at 7:15 PM.

(7:28 PM) (27:37) Motion to continue to May 26, 2022, at 7:15 PM made by Mike Zwicker, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Mike Greco, Mike Zwicker, Meg Schlesman all in favor.

Additional Business:

6. (7:28 PM) (27:53) Open Space Committee Survey – Announcement

For the public – please visit the towns survey link at www.monkeysurvey.com/r/douglasosrp.

7. (7:29 PM) (28:37) Fall Town Meeting – Zoning Articles for Consideration

Mr. Benoit request the board consider a motion to pass this off to other boards and committees for comment for the two items that didn't make it to town meeting. Board would just be looking to get more feedback on the solar bylaw and the building height definition.

8. (7:38 PM) (37:30) Preservation Park Highway Monuments – Bid Selection

The board has three bids in their packets, all three estimates are over the funds the town has. Mr. Benoit sent a letter to each bidder giving them the opportunity to reduce the number of monuments to match the funds the town has which is \$12,500.00.

Ongoing Development:

9. (7:44 PM) (43:49) ASD Wallum Lake Solar, 269 Wallum Lake Road (SPR-181002)

The solar company is targeting 526 for a response to Graves Engineering's review.

10. (7:45 PM) (44:46) Whitin Reservoir Estates (MOD-120906)

Mr. Benoit said there was another house that went up for sale so that is moving along.

11. (7:46 PM) (45:05) Gilboa Court Extension (DPX-201119)

The bond was set up, so the lot releases are getting ready to be released.

12. (7:46 PM) (45:25)

Mr. Benoit had a couple requests from future applicants and current applicants if the board would consider holding a meeting on June 9, 2022, the board didn't want to make that decision with two board members missing tonight.

The board is requesting to receive some reports with updates from engineers about the projects to know what is getting done and what needs to be done.

Upcoming Meetings: May 26, 2022 & June 23, 2022

(7:53 PM) (52:35) Motion to adjourn made by Mike Zwicker, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Mike Greco, Mike Zwicker, Meg Schlesman, Tracy Sharkey all in favor.

Respectfully submitted,

Stephenie Gosselin, Recording Secretary