

**PLANNING BOARD MEETING  
THURSDAY, AUGUST 25, 2022  
RESOURCE ROOM**

**Attendance:** Vice-chair Jake Schultzberg, Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Richard Preston, Matt Benoit Community Development Director

**Absent:** Chair Tracy Sharkey, Meghan Schlesman

**Vice-chair Jake Schultzberg calls meeting to order at 7:00 PM**

- 1. (0:10) Citizen's Forum: Call for Public Comment: NONE**
- 2. ANR's: NONE**
- 3. Public Hearings: NONE**
- 4. (0:30) Additional Business:**

**a. (0:33) Bond Estimate – Peter Michael Business Park – Possible Votes**

Thomas McIntyre is present for any questions, Mr. Benoit's update is that we have a bond estimate that was reviewed by the boards peer review consultant for remaining work, the original estimate came in around \$109k, and our peer review consultant identified a couple items (an as built plan and installation of bounds), the adjusted amount is \$130,125.00. The board needs to vote on the approval of the bond amount and to release lot #6.

**(2:44) Motion to approve the bond amount of \$130,125.00 and to release the lot #6 at Legacy Circle made by Aaron Socrat, seconded by Mike Zwicker. All members in favor.**

**b. (4:58) Plan Endorsement – Sutton Douglas Development – Possible Votes**

Wayne Belec with Land Design Collaborative and Tim Flynn with Flynn Design and Develop present. Mr. Benoit stated that this has been signed and endorsed by the town of Sutton, and the mylars and the back half of the copies are at the table for the board to sign. The conditions of the board were that the covenant was recorded and printed on the plan and the conditions from the planning board are also on the plan and get Sutton's signatures and all three things have been met.

**(6:35) Motion to endorse the plan for the Sutton Douglas Development made by Mike Zwicker, seconded by Aaron Socrat. Jake Schultzberg abstains and all other members in favor.**

**5. Meeting Minutes: June 23, 2022 & June 30, 2022 – Possible Votes**

**(11:22) Motion to approve minutes for June 23, 2022, as amended made by Mike Greco, seconded by Ernie Marks. Richard Preston abstains and all other members in favor.**

**(12:00) Motion to approve minutes for June 30, 2022, as written made by Mike Greco, seconded by Ernie Marks. Richard Preston abstains and all other members in favor.**

**6. (12:28) Signatures:**

- a. Lot releases – Peter Michael Business Park Lot 6**
- b. Legal Documents – Deer Crossing Bond**
- c. Vouchers**
- d. Decisions – Oak St Scenic Road Permit, Sleepy Hollow Subdivision Lots 13-16, ER Special Permit, 1 Lackey Dam Road, ER Special Permit**

**4. Additional Business:**

- c. (13:15) MS-4 Compliance: Correspondence**

There are some recommendations from the towns MS-4 stormwater compliance consultant, Mr. Benoit wanted to get this information to the board so they could review all the recommendations. The board discussed how the town is in a good position currently and that the standards that are set are somewhat impossible to reach, and the town is trying to comply the best they can. Mr. Benoit agrees that they are challenging expectations for a lot of communities to achieve. Mr. Benoit would just like to know if there is anything in the regulations that the town can take and would make sense.

**d. (20:40) 2022 Fall Town Meeting Warrant – Articles for Consideration**

There are two bylaws that didn't make it through town meeting last time, which are the solar and the height definition for building regulations, both items have all the changes that the board requested. Mr. Benoit would like to see the board put a clear limit on the solar bylaw, Mr. Zwicker disagrees and does not want to see a limit on it, he feels that if there are limits set that no one is going to want to come and do solar in the town of Douglas. The board had a back-and-forth discussion about the solar bylaw and having a limit on the clearing acreage amount. Mr. Benoit is just asking to have some sort of threshold even if it's a large one. Mr. Zwicker asked if he could get a list of all the solar farms in town and what the acreage is so they can see what the average amount is. Mr. Zwicker would prefer to make at least 100 acres if he had to put a limit on it.

**5. (36:00) Ongoing Development:**

**a. (36:12) ASD Wallum Lake Solar, 269 Wallum Lake Road (SPR-181002)**

Waiting on a check so that Jeff Walsh can go up there and do a final inspection.

**b. (36:40) 93 Davis Street (SPR-200428)**

Mr. Zwicker asked what the update for this matter was, Mr. Benoit said the owner stopped by today and has hired an engineer to set up her special permit application for a drive thru. Mr. Zwicker would like to get a date of when this project will be completed, in his opinion it has gone on for too long. Mr. Zwicker would like to recommend that any new filing coming in that there needs to be a bond and that it be enough to cover the cost of finishing the driveway. The board will ask that they have an application filed from the applicant by the last meeting of September. The board discussed having something place for the future regarding requirements for bonds when it isn't a big project. Mr. Benoit stated that he will do some homework if there is any recourse for the board to take if she doesn't comply with what they are asking.

**4. Additional Business:**

**e. (44:54) Vouches and Chapter 53 E transfers to general fund**

53E is an account where the towns application fees used to go when we had a town engineer, the funds would be used to offset costs for review and once the project was finished those funds would be rolled over to the general fund. The issue is that town has not had an engineer for a while now and there is a lot of funds still sitting in the 53E account that need to get rolled over to the general fund. There are quite a few transfer papers to sign to make the transfers and requires a vote of the board to make the transfer.

**(46:32) Motion to transfer funds from the 53E account to the general fund account the submitted correspondence made by Mike Zwicker, seconded by Ernie Marks. All members in favor.**

**Mr. Zwicker would like to get the road width issue taken care of before another development comes into town. Mr. Benoit mentioned doing it at the same time as a stormwater because they need to be advertised and it would save time and money.**

**Upcoming Meetings: September 8, 2022 & September 22, 2022**

**(51:11) Motion to adjourn meeting made by Richard Preston, seconded by Mike Greco. All members in favor.**

**Respectfully submitted,**

**Stephenie Gosselin, recording secretary**