

**PLANNING BOARD
THURSDAY, SEPTEMBER 8, 2022
RESOURCE ROOM**

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

Absent: Richard Preston

Vice Chair Jake Schultzberg calls meeting to order at 7:05 PM.

1. **(7:05 PM) (0:07) Citizens Forum: Call for Public Comment: NONE**

2. **(7:05 PM) (0:18) ANR's: 157 Wallum Lake Road, Steven Packard**

Peter Engle with McClure Engineering joined remotely to present to the board, this is adding an additional single-family home on the lot.

(7:06PM) (1:50) Chair Tracy Sharkey joined meeting.

Mr. Benoit's comments are that the lot size and frontage are conforming. Mr. Benoit suggested that the engineer inform the applicant that the property may be inside the National Heritage Protection area to be able to apply for permits properly.

(7:10 PM) (5:28) Motion to endorse the ANR plan made by Mike Zwicker, seconded by Mike Greco. All members in favor.

3. **(7:11 PM) (6:23) Public Hearing: NONE**

4. **Additional Business:**

- a. **(7:11 PM) (6:25) MS-4 Compliance: Schedule**

The board needs to set a schedule as part of an annual report to report some sort of progress of notification of stormwater's increased space. To see things like when we can expect our subdivision regulations and zoning regulations to be tuned up and a general bylaw for stormwater management. This item has not gone over well at past town meetings so there is a lot of research that needs to go into this, and the consultant recommended starting with the subdivision changes that do not need to go to town meeting by December of 2023, and maybe the zoning by December of 2024 and go back to the general bylaw by 2025. Chair Tracy Sharkey would like to see the subdivision scheduled for 2024, zoning 2026 and general bylaw by 2028.

- b. **(7:15 PM) (10:52) Concept Plan Lake Shore Drive**

The Cahill's are present with some questions before doing a formal filing with the board. Mr. Benoit stated that there were some concerns with Fire Department and DPW about grade and accessibility. Chair Tracy Sharkey stated that if it meets the requirements of ANR then the board can endorse it but if not, they will not then the applicant needs to improve the roadway. There was discussion about the care of the road and with the sale of the lots who will be inheriting the responsibility of owning the road and maintaining it, the board suggested making it an association because there will about 12 lots eventually.

- c. **(7:28 PM) (23:38) Chapter 53E Transfers to General Fund – Possible Votes**

There was an account set up for fees when the town had a town engineer, which the money has just been sitting there for some time now and it needs to be transferred into the general fund account. The board has documents in their packets to sign for these transfers. The board would like to have a clear explanation from the Finance Director about why the funds do not get refunded to the applicant before they make a vote on this.

- d. **(7:38 PM) (33:08) 2022 Fall Town Meeting Warrant – Articles for Consideration**

- Solar – Mr. Benoit went through what the changes currently are that have been agreed upon. Mr. Benoit is still waiting for a recommendation if the board wants to put a cap on the acres. The board agreed to not put a cap on it.
(7:50 PM) (45:38) Motion to send to selectboard for fall town meeting consideration with the discussed changed made by Mike Zwicker, seconded by Aaron Socrat. Meg Schlesman not in favor of the no cap. All other members in favor.
(7:51 PM) (46:10) Chair Tracy Sharkey excused herself from the meeting.
The board questioned whether they had the authority to put a cap on the acre amount and would like to get town council's opinion on it, and the potential for clear cutting large forests.
 - Height – Mr. Benoit will add Mr. Socrat's recommendation to have it say average finished grade elevation.
(8:01 PM) (56:19) Motion to forward to selectboard for fall town meeting consideration made by Mike Zwicker, seconded by Aaron Socrat. All members in favor.
 - Road Acceptance(s)
Mr. Rafferty is asking for the bond to be returned for Cobblestone Lane and Meeting House Lane, Graves Engineering provided a letter stated that Mr. Rafferty has finished all the things that needed to be done.
(8:05 PM) (1:00:15) Motion to recommend to the selectboard for fall town meeting consideration made by Mike Zwicker, seconded by Ernie Marks. All members in favor.
 - Subdivision Regulations
Mr. Benoit is still working on this item and will be on next meeting agenda.
5. **(8:06 PM) (1:01:10) Ongoing Development:**
- a. **ASD Wallum Lake Solar, 269 Wallum Lake Road (SPR-181002)**
Mr. Benoit drove by the solar park and Shore Road to check it out after the recent substantial rain fall and is happy to report that he did not see any flooding issues on Shore Road.
 - b. **(8:10 PM) (1:05:10) BW Solar @ Oak St, (SPR-200203 & SR-200203)**
Mike Zwicker recused himself, some residents would like to make an alteration to the proposed plan and add a pole across the street and Mr. Benoit wanted to ask the board if they needed to approve this if there had to be a change in a stone wall. The board does not feel that this needs to be readvertised and that it is a minor change.
(8:14 PM) (1:09:41) Motion to report to the selectman the board has no issue with the pole location change and does not require another hearing made by Ernie Marks, seconded by Aaron Socrat. All members in favor.
 - c. **(8:15 PM) (1:10:24) Stone Gate Development (DEF-020319) – Project Completeness**
Mr. Benoit was anticipating the receipt of a letter from the attorney asking for the board to vote on project completeness, but he did not receive the letter.
 - d. **(8:15 PM) (1:10:54) Whitin Reservoir Estates (MOD-120906)**
Mr. Benoit stated that he drove out to the property during the storm and there is a lot of trash all around and the dumpster is overflowing, there is supplies in the driveway getting soaked. The catch basins are already raised to the finished elevation as if the top courses are on the roads and stormwater is just flowing right by them in most cases. The town is still holding a 90k bond. The board is going to ask them to come to the next meeting for an update and report, if after Mr. Marks takes a drive through and there is not change to the mess then they will request they come in before the board for an update.
 - e. **(8:23 PM) (1:18:53) Sleepy Hollow Subdivision (DEF-160316)**

Mr. Benoit took a drive on Tuesday and stated that it didn't look good, and Mr. Marks stated he drove through today and everything was cleaned up. They are going to start installing some of the granite and the applicant asked the board needed to engage the towns consultant to witness the inspections in the next couple of weeks. The draft earth removal permit is still in the works. On the fence that was voted on last meeting some of the abutters are against the fence.

f. (8:29 PM) (1:24:48) 93 Davis Street (SPR-200428)

The applicant has the original cads from her engineer and provided them to the new engineer that she will be hiring which is Mark Allen.

(8:32 PM) (1:27:38) Mr. Zwicker pointed out some signage on West Street for the solar project that are falling down, and the project is done and would like to see if the signs can be removed now. Mr. Benoit will get an update for the board on the project.

Upcoming Meetings: September 22, 2022 & October 13, 2022

(8:35 PM) (1:30:22) Motion to adjourn the meeting made by Mike Zwicker, seconded by Aaron Socrat. All members in favor.

Respectfully submitted,

Stephenie Gosselin, recording secretary