

**PLANNING BOARD MEETING
THURSDAY, SEPTEMBER 22, 2022
RESOURCE ROOM**

Attendance: Chair Tracy Sharkey, vice chair Jake Schultzberg, Aaron Socrat, Meg Schlesman, Ernie Marks, Mike Greco, Richard Preston, Matt Benoit Community Development Director

Absent: Mike Zwicker

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

- 1. (7:00 PM) (0:10) Citizen's Forum: Call for Public Comment: NONE**
- 2. (7:00 PM) (0:17) ANR's**
 - **(7:00 PM) (0:17) 312 Wallum Lake Road – Jane Proia**

Rich Gosselin the surveyor for the applicant asking for a reduced frontage lot. Mr. Benoit and Ken Frasier the building commissioner discussed there being an issue with this because the property has a special permit for outdoor recreational use – it is a game preserve – so if they granted the reduced frontage lot then they would lose the special permit. Mr. Benoit and Mr. Frasier met with the property owners today and they stated that the game preserve is will be abandoned. This lot does meet all the requirements of the towns reduced frontage regulations for a single-family home.

(7:03 PM) (3:53) Motion to endorse the ANR made by Jake Schultzberg, seconded by Aaron Socrat. All members in favor.
 - **(7:04 PM) (4:20) 56 Yew Street – Orbison Corp**

Dan Heney 44 Shady Lane state that the board has an ANR that they signed just over a year ago and his engineer overlooked putting some language on the ANR and didn't realize until he went to record it. Mr. Benoit worked with Mr. Heney's attorney and engineer to make sure the language was now in place.

(7:05 PM) (5:40) Motion to endorse the ANR made by Jake Schultzberg, seconded by Aaron Socrat. All members in favor.
 - **(7:05 PM) (5:57) Lakeshore Drive – David Cahill**

Mr. and Mrs. Cahill are present to discuss the plans with the board. Mr. Cahill stated that all the concerns that the Assistant Fire Chief has have been taken care of aside from the one part of the road that is more than 10% slope, it's 14%, which he will go to the left of that and increase the road by another 10 feet so it will be 30 feet wide. In addition, the ownership of the road will create an association so the town will not have any issue with taking care of it. The board stated from the last meeting that the work on the road must be completed before they approve the road. The work is not competed yet, and the board stated that the condition of the roadway needs to be up to the definition in approval not required handbook for Massachusetts. The Chair recommends withdrawing without prejudice, waive the fee and refile when the road is completed. The board just needs to a written request from Mr. Cahill to withdraw tonight.

(7:16 PM) (16:33) Motion to accept the withdrawal without prejudice and waive the filing fee made by Ernie Marks, seconded by Jake Schultzberg. All members in favor.
- 3. (7:19 PM) (19:15) Additional Business:**
 - a. AA - Extension, 91 Chestnut Street**

Ms. Schlesman asked about the square footage being over the maximum amount, the board will hold on this one until next meeting to check if there was a waiver granted for the square footage.

- b. **AA – Extension, 298 South Street**
- c. **AA – Extension, 102 Perry Street**
(7:21 PM) (21:12) Motion to approve the accessory apartment extensions for 298 South St and 102 Perry St made by Jake Schultzberg, seconded by Aaron Socrat. All members in favor.
- d. **53E Transfer to General Fund – Rescission of vote from 8/25/2022**
The Town Accountant requested to table this request.
- e. **2023 Meeting Schedule Review**
Board will hold off on this until all members of the board are present. Mr. Benoit is going to check if Wednesdays are available for the board.
- 4. **(7:25 PM) (25:54) Ongoing Development:**
 - a. **Whitin Reservoir Estates (MOD – 120906) Update**
Mr. Benoit received an email from Austin DeSantis the supervisor on site, they scheduled catch basins and drains to be cleaned this week, once that is complete, they will clean up the catch basin that the drainage runs into. After those are completed and the machinery is off site, they will schedule paving the road and repairing any curbed sidewalks where necessary with a timeline of completion by the end of October.
- 5. **(7:27 PM) (27:00) Meeting Minutes: July 28, 2022**
(7:27 PM) (27:54) Motion to approve the minutes of July 28, 2022, as amended made by Mike Greco, seconded by Jake Schultzberg. All members in favor.

Upcoming Meetings: October 13, 2022 & October 27, 2022

(7:28 PM) (28:15) Motion to adjourn meeting made by Mike Greco, seconded by Jake Schultzberg. All members in favor.

Respectfully submitted,

Stephenie Gosselin, recording secretary