

PLANNING BOARD
THURSDAY, OCTOBER 27, 2022
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Vice chair Jake Schultzberg, Ernie Marks, Mike Greco, Mike Zwicker, Aaron Socrat, Meg Schlesman (remotely), Richard Preston (joined at 7:45 PM), Matt Benoit
Community Development Director

Chair calls the meeting to order at 7:00 PM

1. (7:00 PM) (0:40) Citizens Forum: Call for Public Comment. NONE
2. (7:00 PM) (0:50) ANR's: Lakeshore Drive – David Cahill – Possible Votes

The road grade percentage was cut down as requested, also cut an s curve off and made an area for fire trucks, Mr. Cahill is working on getting an association set up per John Furno's request.

Ms. Sharkey wanted to make it clear for the record that this is a way in existence not a way that has been approved by this board under subdivision control. The board has received all the letters from all the departments. The board discussed the comments from the fire department and made clarification on the recommendations versus the requirements. There was also clarification that this private will continue to be sanded and plowed by the town even after the association is established but that is the extent of the town's involvement with the road.

(7:14 PM) (14:22) Motion for endorsement made by Ernie Marks, seconded by Jake Schultzberg. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

(7:15 PM) (15:05) 25 & 27 Cross Street – Adeline Bek, Heirs – Possible Votes

Steve Bek stated they had a surveyor out to survey 2 lots, Mr. Benoit stated that this application meets all the requirements.

(7:16 PM) (16:27) Motion for endorsement made by Ernie Marks, seconded by Mike Zwicker. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

3. Public Hearings:
4. (7:17 PM) (17:10) 7:00 PM Public Hearing: Frank & Tanya Murphy – Application for Scenic Road Special Permit (SR-220928), 116 Orange Street – Possible Votes
The applicant stated that the road opening is 13 feet wide and is too narrow of a fit to get trucks down it so they would like to take 6 feet off the existing wall on the south side. Mr. Benoit stated that he has no comments other than the standard conditions of any stones that are removed from the wall will be put back, and the applicant stated that is what he intends to do.
(7:24 PM) (24:38) Motion to close the public hearing made by Jake Schultzberg, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.
(7:25 PM) (25:05) Motion to endorse the scenic road permit made by Jake Schultzberg, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.
5. (7:25 PM) (25:50) 7:15 PM Public Hearing: Moshoula (Melissa) Tsonos – Application for Accessory Apartment Special Permit (AA-221004), 156 Yew Street – Possible Votes
Mr. Benoit showed the board the plan for the proposed addition, and the applicant is upgrading the septic from a 3 bedroom to a 4 bedroom as part of the plan. The contractor stated that Civil Site Engineering is doing the plans and it has verbal approval by the Board of Health.

(7:30 PM) (30:34) Motion to close the public hearing made by Ernie Marks, seconded by Mike Zwicker. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

(7:30 PM) (30:50) Motion to grant the accessory apartment special permit made by Ernie Marks, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

6. (7:31 PM) (31:23) 7:20 PM Public Hearing Continued: Zoning Modifications to Douglas Zoning Bylaws – Removal of Section 6.1 Earth Removal – Possible Votes

The board invites the Town Council to join the table for this agenda item. The board stated some confusion on removing it from the Zoning bylaws and adding to the General bylaws that they are looking for town councils' explanation on. The Town Council stated that the reason they would like to see this as a general bylaw is because there will be no grandfathering laws, and enforcement can be easier due to less steps than a zoning bylaw violation. Basically, if there is any concern about earth removal in the future and would like to ensure that the town is always in the driver's seat then he recommends the board consider putting it in general bylaws. Ms. Sharkey asked why earth importation isn't combined with earth removal, and town council stated that he thinks earth importation should be a zoning bylaw and possibly Board of Health. Ms. Sharkey stated that she thinks they should have that conversation about who should be monitoring earth importation. They discussed the earth importation regulations that other towns have and what the Town of Douglas would like to decide on this matter. The Planning Board would like to have this stay under the authority of the Planning Board. The Board is dissatisfied that they were not consulted about this before it was put on the warrant for town meeting and would like it to be passed over, for further review of the language of the Planning Board. The Board discussed also having article 11 along with 12 passed over for future consideration.

(8:02 PM) (1:02:50) Motion to close the public hearing made by Jake Schultzberg, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

(8:03 PM) (1:3:30) Motion to recommend to the Board of Selectmen to refer article 11 and 12 for further study by the Planning Board to be considered at a subsequent town meeting made by Jake Schultzberg, seconded by Mike Zwicker. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

7. (8:04 PM) (1:04:40) Miscellaneous:

Mr. Benoit wanted to discuss something that came in at the end of the day today. On the CRG site where they are clearing the trees, on Northeast Main Street where the driveway is in Uxbridge there is a narrow patch of trees left uncleared. There is concern about the trees falling now because the root structure is removed, and they are tall skinny trees. Mr. Benoit is asking the board for their opinion on if CRG were to come forward at a future meeting to show these trees gone or with a revised landscape plan with different plantings would the board want a full filing or would they consider a modified landscaping plan to be submitted later.

(8:08 PM) (1:08:55) Motion to authorize the removal of the remaining trees as a minor modification to the approved plan Ernie Marks, seconded by Mike Zwicker. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

8. (8:10 PM) (1:10:40) Additional Business:

a. 2023 Meeting Schedule – Possible Votes

The board decided on meetings for Thursdays, and removing the July 13, 2023 and August 10, 2023 meetings.

(8:13 PM) (1:13:44) Motion to approve the meeting schedule for 2023 as amended made by Mike Zwicker, seconded by Mike Greco. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

9. (8:14 PM) (1:14:05) Minutes: 8/11/2022, 8/25/2022, 9/8/2022, 9/22/2022 – Possible Votes
(8:14 PM) (1:14:23) Motion to approve August 11, 2022, meeting minutes as written made by Mike Greco, seconded by Mike Zwicker. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.
(8:15 PM) (1:15:00) Motion to approve August 25, 2022, meeting minutes as written made by Mike Greco, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

Upcoming Meetings: November 10, 2022 & December 8, 2022

(8:15 PM) (1:15:40) Motion to adjourn the meeting made by Jake Schultzberg, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

Respectfully submitted,

Stephenie Gosselin, recording secretary