

PPLANNING BOARD  
THURSDAY, APRIL 27, 2023  
RESOURCE ROOM

Attendance: Vice chair Jake Schultzberg, Chair Tracy Sharkey (joined remotely at 7:20), Ernie Marks, Meg Schlesman, Aaron Socrat, Richard Preston, Mike Greco, Mike Zwicker, Matt Benoit Community Development Director

Vice chair, Jake Schultzberg called the meeting to order at 7:02 PM.

1. (7:02 PM) (0:10 TS) Citizen's Forum: Call for Public Comment: NONE

Public Hearing:

2. (7:02 PM) (0:36 TS) 7:00 PM Public Hearing: David Woodacre & Maria Torres – Accessory Apartment Special Permit (AA-230405), 5 Manchaug Street, Map 142, Parcel 124 – Possible Votes

Mr. Benoit stated that everything seems to be in order for this; the only comment was that the apartment is unoccupied now. Mr. Woodacre stated for the Board the situation is that Maria Torres has fibromyalgia, and they are uncertain now if they will need additional help and care because he is still working and Ms. Torres is not so the apartment is currently unoccupied.

(7:07 PM) (5:25 TS) Motion to close the public hearing made by Ernie Marks, 2<sup>nd</sup> by Mike Zwicker. The vote passed unanimously.

(7:07 PM) (5:37 TS) Motion to approve the accessory apartment made by Ernie Marks, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.

Staff Updates:

3. (7:09 PM) (7:00 TS) Correspondence

Bob Minarik is present to request to modify the construction hours temporarily for CRG; they are requesting to work on Sundays. Right now, they are about a month behind on footings so they plan to start them next week with a double crew so the steel crew that will be helping will have to work on Sundays from 8 am to 7 pm, to keep up with the foundation work. Their goal is to open the building on December 1<sup>st</sup> and without a relief on Sundays, they will never catch up to be able to achieve that goal. Currently they are looking to do Sundays in June and July and if there are weather restrictions, they will come back to the Board for an extension into August.

The Board would like to have a condition of no heavy machinery other than the cranes needed; they will post this notice on the town website and notify the selectmen and town administrator.

(7:17 PM) (15:10 TS) Motion to approve the steel work on Sundays from 8-7 from June 11<sup>th</sup> to August 27<sup>th</sup> with no deliveries and update the construction hours on the town website and notify the Board of Selectmen made by Mike Zwicker, 2<sup>nd</sup> by Mike Greco. The vote passed unanimously.

Additional Business:

4. (7:18 PM) (16:15 TS) BVLC – Bond Estimate Review – Possible Votes

Mr. Benoit stated that the town received the bond estimate on April 25<sup>th</sup> from Graves Engineering and found that the bond estimate provided was a reasonable amount to cover the

remaining work and he did round it up slightly to \$26,800.00, the Board would like to round it up to \$27k.

(7:19 PM) (17:20 TS) Motion to approve a surety estimate by Blackstone Valley Logistics in the amount of \$27k to cover work identified in the project scope for offsite improvements as a cash bond made by Mike Zwicker, 2<sup>nd</sup> by Richard Preston. The vote passed unanimously.

5. (7:20 PM) (18:20 TS) Letter from Open Space Committee – Possible Votes

Becky Kalagher secretary of the Open Space Committee joined remotely to answer any questions the Board might have about their request for a letter of support from the Planning Board, which is due May 4<sup>th</sup>. Mr. Zwicker wanted to mention that the only problem he sees with the open space areas is that there aren't enough parking spaces, there are cars on the sides of the roads and in the woods and he would like to see parking made available. Ms. Kalagher stated that they did put provisions in the letter for parking and accessibility.

(7:25 PM) (23:10 TS) Motion of support for the Open Space and Recreation Plan for the Town of Douglas made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.

6. (7:26 PM) (24:05 TS) 61A Letter for 34 Hemlock Street – Possible Votes

The letter they received is a first right of refusal option for the Board of Selectmen for consideration of purchasing property at 34 Hemlock Street.

(7:30 PM) (28:15 TS) Motion recommend to the Board of Selectmen not to exercise their right of first refusal made by Mike Zwicker, 2<sup>nd</sup> by Ernie Marks. The vote passed unanimously.

7. (7:31 PM) (29:10 TS) Subdivision Regulations

Mr. Zwicker mentioned having parking spaces for community mailboxes and widening the roads regulations added. Ms. Sharkey would prefer to see the mailboxes at the residents' houses instead of a community mailbox. The Board discussed back and forth for the mailbox issue. The Board also mentioned eliminating the requirement for street trees.

#### Ongoing Development:

8. (7:48 PM) (46:40 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203)

Mr. Benoit informed the Board that the Oak Street solar project was shut down briefly because they did not have their bonding in place (\$12k for roadway restoration and \$72k for stormwater) and they set them up with a non-local bonding company, so they submitted 2 cash bonds instead, so the project hold is released for them to proceed with work.

9. (7:49 PM) (47:45 TS) Stone Gate Development (DEF-020319)

There were two cul-de-sacs being sent to town meeting for Monday for road acceptance and unfortunately not all the documents were prepared in time for the Selectmen to vote to approve the layout on the 18<sup>th</sup> of this month so that item is going to get passed over on Monday at Town Meeting.

10. (7:51 PM) (49:45 TS) 93 Davis Street (SPR-200428) – Letter from Ken Frasier

Mr. Zwicker stated that he watched the last meeting, and he is okay with what Mr. Frasier said and is happy that the Board of Selectmen were notified of the situation.

Mr. Socrat asked Mr. Benoit what the survey work on that very large parcel on Southeast Main Street. Mr. Benoit stated that a person recently purchased the property from a family with the last name Schwartz of about 500 acres and he spoke to the current owner about possibilities with the property and Mr. Benoit will be meeting with his attorney next week to discuss what his intentions are going to be.

Upcoming Meetings: May 11, 2023 & May 25, 2023

(7:55 PM) (53:20 TS) Motion to adjourn the meeting made by Tracy Sharkey, 2<sup>nd</sup> by Ernie Marks.  
The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin