

PLANNING BOARD
THURSDAY, JULY 20, 2023
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Vice chair Jake Schultzberg, Ernie Marks, Meg Schlesman, Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, and Matt Benoit Community Development Director

Ms. Sharkey calls the meeting to order.

1. Signature – Lot Release 69 Woodland Road – Possible Votes

Mr. Benoit explained that the Board voted to release the lot in January of 2022, but a corrected version was necessary to close a sale. Motion to sign modified lot release by Mr. Zwicker, seconded by Mr. Marks. The vote passed unanimously.

2. ANR's - None

Public hearings:

3. 7:00 PM Public hearing continued: 392 N. E. Main Street, LLC, application for site plan review (SPR-230425), 392 Northeast Main Street - possible votes

The applicant provided a response letter to the Board for the peer review by Quinn Engineering. Some discussion ensued between Ms. Sharkey and the applicant as to the timeline for responding to peer review comments. The Peer Review consultant, Mr. Kevin Quinn, attended to answer questions from the Board. The applicant Engineer was unable to attend due to illness, and the applicant architect was unavailable.

(38:05 TS) Motion to continue the public hearing to August 24, 2023, at 7:00 PM made by Ernie Marks, seconded by Aaron Socrat. The vote passed unanimously.

4. Additional business:

a. Solar Bylaw Amendments – Fall Town Meeting Consideration – Possible Votes

Mr. Benoit explained that the solar bylaw from Fall Town Meeting 2022 was recently approved by the Attorney General's Office, but with some highly recommended revisions based off recently established case law. He asked the Board to consider these amendments at Fall Town Meeting 2023. A Motion to recommend to the Board of Selectmen the solar bylaw amendments as presented for 2023 Fall Town Meeting warrant consideration by Mr. Zwicker, seconded by Ms. Schlesman. The vote passed unanimously.

b. Fee Schedule Adjustments for FY24

Mr. Benoit explained that the Planning Board has a new approved budget for advertising expenses, and the Planning Board needs to adjust its fee schedule as a result. The Board held an open discussion amongst members regarding an adjustment to its Fee Schedule about advertising and mailing fees. Ms. Sharkey offered to carry this discussion over to the next meeting.

c. Town-Wide Stormwater Management Concerns

Mr. Benoit described some stormwater concerns with an active Solar Project on Oak Street. Mr. Zwicker recused himself from the discussion and removed himself from the table to

participate in the audience as an abutter if called upon by the Chair. Mr. Benoit further described an ongoing stormwater management concern involving runoff that is dramatically affecting private property. Ms. Shirley Mosczynski of 60 Oak Street and Mr. Jon Deter of 50 Oak Street expressed concerns over the stormwater runoff they have each experienced. Mr. Zwicker of 46 Oak Street explained that photos and videos were provided to Mr. Benoit by multiple abutters including those not present this evening. Ms. Sharkey asked Mr. Benoit to invite the solar developers to the next meeting, explore an increase to the stormwater performance bond, and that the photos and videos be provided to the Board.

Ms. Sharkey introduced a stormwater issue on Lakeshore Drive that is impacting private property on a private way. Mr. Zwicker returned to the table as a participating board member. Bob Moran of 56 Lakeshore Drive expressed concern over washout issues up gradient to his property that is affecting his property and discharging into Manchaug Pond. Ms. Sharkey explained that ANR lots were approved by this Board based on legal frontage and lot accessibility, and the responsibility lies with the road owner and private property owners to control stormwater. She also stated that the Conservation Commission and the Building Commissioner will be responsible for enforcement of violations and active permits. Mr. Benoit introduced a failed catch basin at Whitin Heights estates and sent an email to the owner to have it corrected. Upon a motion made by Mr. Marks and seconded by Mr. Socrat, the Board voted unanimously to request all active under-construction subdivisions be contacted to cleanout basins in the wake of recent heavy rainfall.

Mr. Benoit stated the towns, MS4 stormwater permit was renewed by the board of selectmen on Tuesday, and speaking with the rep; the town is going to have to strongly consider discussing a lot of the stormwater component elements and how they would be implemented into either the towns, subdivision regulations or zoning bylaws. Mr. Benoit would like to know if the board would like to have the town stormwater consultant come in and discuss with the board. Some of the things the board might want to consider adding.

5. Ongoing development: Mr. Benoit stated there were no updates for Ongoing Development
6. Staff Updates: Mr. Benoit stated that the Community Development Department is moving forward with its purchase of GIS software.
7. Signatures:
 - d. Decisions – 12 Meetinghouse Lane Accessory Apartment – signed
Lots 3 & 4 Legacy Circle Special Permit – Mr. Benoit explained that some findings and conditions were modified at the recommendation of Town Counsel. Mr. Benoit explained that the revisions were reviewed and approved by the applicant. Motion was made by Mr. Zwicker to approve the changes to the findings and conditions as recommended by Town Counsel, seconded by Mr. Marks. The vote passed unanimously.
8. Miscellaneous: None
9. Minutes – table to next meeting

Upcoming Meetings: August 24, 2023 & September 14, 2023

(1:35:00 TS) Motion to adjourn made by Mr. Marks, seconded by Mr. Greco. The vote passed unanimously.

Respectfully submitted,

Matthew C. Benoit