

PLANNING BOARD
THURSDAY, OCTOBER 12, 2023
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Vice chair Jake Schultzberg, Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Meg Schlesman (remote)

Absent: Ernie Marks – excused, Matt Benoit absent

Tracy Sharkey called the meeting to order at 7:07 pm.

1. (0:10 TS) ANR's:
 - (0:20 TS) 107 Yew Street, Jennifer & James Redd – Possible votes
This is a standard split of one property into two, both lots conform to zoning requirements for lots size and legal frontage, the plans meet all the requirements under subdivision regulations and recommend endorsement by Matt Benoit.
(1:05 TS) Motion to endorse the ANR for 107 Yew Street, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.
 - (2:10 TS) 310 Northwest Main Street, Stephen Black – Possible votes
This is a transfer of land to eliminate the need for an easement and to provide street frontage to a previously non-conforming lot, the lot remains non-conforming, but a variance was granted by the ZBA to allow this ANR to be presented to the Planning Board, Northwest Main Street is a maintained public way, and the plans conform with the Boards subdivision regulations and Matt Benoit recommends the endorsement. Attorney Faith Lane presented the plans to the Board.
(3:35 TS) Motion to endorse the ANR for 310 Northwest Main Street, made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.
2. (4:10 TS) 7:00 PM Public Hearing: David & Jennifer Briggs – Application for Accessory Apartment Special Permit (AA-27), Map 190 Parcel 20, 92 Martin Road – Possible votes
Mr. Benoit recommends granting the special permit. The application conforms to the standards of the accessory apartment guidelines.
(6:20 TS) Motion to close the public hearing made by Mike Zwicker, 2nd by Jake Schultzberg. The vote passed unanimously.
(6:40 TS) Motion to issue the special permit for the accessory apartment for 92 Martin Road, made by Mike Greco, 2nd by Mike Zwicker. The vote passed unanimously.
3. (7:10 TS) Meeting Minutes: August 24, 2023 – Possible votes
The Board has not reviewed the minutes and will hold them until the next meeting.
4. (9:00 TS) 7:15 PM Public Hearing: 392 N.E. Main St, LLC. – Application for Special Permit (SP-230921), Map 141 Parcel 44, 392 Northeast Main Street – Possible votes
The applicant is seeking relief to allow existing parking dimensions to remain with the new construction layout, which is currently up to the existing property line. This would allow for the required 24 foot turning area between opposing parking spaces.
(10:25 TS) Motion to open the public hearing, made by Jake Schultzberg, 2nd by Mike Zwicker. The vote passed unanimously.
Mr. Benoit has no issues with the application, and this is a formality to coincide with the site plan approve granted by the Board on August 24, 2023, and Mr. Benoit recommends granting the special permit with standard conditions.

(11:30 TS) Motion to close the public hearing, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

(11:40 TS) Motion to issue the special permit, made by Rich Preston, 2nd by Mike Greco. The vote passed unanimously.

5. (12:15 TS) 2024 Meeting Schedule – Possible votes

The Board is not able to switch the meetings to Tuesday so they will stay on Thursday. The Board will look into being able to move to Wednesday and table this until the next meeting.

6. (15:40 TS) Correspondence – Master Plan Committee Letter

This was circulated to town departments and the Board could if preferred vote to establish the subcommittee to be named the Master Plan Review Committee or something similar by way of vote and can also choose its delegate by way of a nomination, there has been no response from any other boards or commissions yet.

(16:30 TS) Motion to establish the subcommittee Master Plan Review Committee, made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.

Jake Schultzberg nominates Meg Schlesman, Mike Zwicker and Rich Preston as delegates for the Master Plan Review Committee, Aaron Socrat seconded the nominations. The vote passed unanimously.

Mr. Preston stated that they did find a copy of the original comprehensive master plan that is over 300 pages and Jen was able to scan it and create a PDF file so the Board will be receiving a copy of that to review.

7. (19:45 TS) The Cubes at Gilboa & McIntyre Loam, Inc. (SPR-220215) – Bob Minarik, Economic Development, is asking the Board if they would entertain extending the concrete pour hours inside the Cubes at Gilboa. The hours were previously extended to 4 am with a setup of 3 and because of the amount of rain; they need to start pouring at about midnight.

(25:25 TS) Motion to extend hours to 24 hours a day until November 15, 2023, for inside concrete work, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

8. (25:50 TS) Correspondence – Blackstone Logistics Center memo – Attorney Brodeur sent a letter regarding a new tenant at the Scannell Warehouse and states that the new tenant will have less traffic impact than originally projected. Attorney Brodeur recommended the Board have Mr. Benoit reach out to the town of Uxbridge and Sutton to see if a peer review of the data is necessary or if one of their engineers would share its filings with Douglas.

(31:35 TS) Motion to have Mr. Benoit collect the information from Sutton and Uxbridge to present to the Board, made by Mike Zwicker, 2nd by Jake Schultzberg. The vote passed unanimously.

9. (33:20 TS) 7:30 PM Public Hearing Continued: Pyne Sand & Stone Company, Inc. – Application for Earth Removal Permit (ER-230906), Site Plan Review (SPR-230906) & Special Permit (SP-230906), 93 Cliff Street – Possible votes

The applicant requested to continue the public hearing.

(33:35 TS) Motion to continue the public hearing to October 26, 2023, at 7 pm, made by Aaron Socrat, 2nd by Rich Preston. The vote passed unanimously.

Upcoming Meetings: October 26, 2023 & November 9, 2023

(35:45 TS) Motion to adjourn the meeting made by Jake Schultzberg, 2nd by Mike Greco. The vote passed unanimously.

Respectfully submitted,
Stephanie Gosselin