

PLANNING BOARD  
THURSDAY, OCTOBER 26, 2023  
RESOURCE ROOM

Attendance: Vice chair Jake Schultzberg, Aaron Socrat, Meg Schlesman, Mike Greco, Mike Zwicker, Jen Couture Principal Clerk

Absent: Chair Tracy Sharkey, Ernie Marks, Rich Preston

Jake Schultzberg called the meeting to order.

1. (0:10 TS) ANR's: Orange St, New Sherborn, LLC – Possible votes  
Robert Babcock representing the applicant and stated that this is the plan that was approved by the Board to do seven lots and the applicant has decided not to proceed and the plan was already recorded at the Registry of Deeds. They filed this plan to merge those lots back into the original configuration to make sure that there is clear chain of title for this property. Attorney Steve Chaplin with Mead, Talerman & Costa, and Town Council for the Town of Douglas joined remotely. Attorney Chaplin stated that if all the lots shown have the requisite frontage on either a public way or another way of access that satisfies the statutory requirements the ANR would be endorsed.  
(5:35 TS) Motion to endorse the ANR for Orange Street presented to the Board tonight, made by Mike Zwicker, 2<sup>nd</sup> by Meg Schlesman. The vote passed unanimously.
2. (6:25 TS) 7:00 PM Public Hearing: Anthony & Megan Fierro – Application for Accessory Apartment Special Permit (AA-231005), Map 222 Parcel 39.3, 134 Yew Street – Possible votes  
Applicant Withdrawn Application without Prejudice.
3. (7:00 TS) Blackstone Logistics – Possible votes  
Bob Minarik Economic Development is at the meeting to discuss the preoccupancy traffic validation conversation from last meeting, and the concern from the Board was what happens with the other percent of the building when it becomes occupied. This was addressed at the Sutton Planning Board meeting that Mr. Minarik, Mr. Schultzberg and Mr. Zwicker attended last week and it will trigger another preoccupancy traffic validation. The one before the Board is only valid for this one tenant. Mr. Minarik stated that all the Board is doing tonight is verifying that they did receive the traffic validation, which requires one signature. Sutton gave their signature Monday night and Uxbridge gave their signature last night. Mr. Schultzberg will sign the validation.
4. (10:15 TS) 2024 Meeting Schedule – Possible votes  
The Board will table this discussion until next meeting when the other board members are present.
5. a. (11:55 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203) – Site Inspection Memo  
b. Sleepy Hollow (DEF-160316) – Site Inspection Memo  
The Board will take them home and review.
6. (13:10 TS) Administrative Policy & Procedure – Master Plan Update  
The Board received correspondence back from other boards and committees: from the Board of Selectmen Maxwell Postma will be the representative and the Building Facilities Construction Committee will be Linda Brown.
7. (14:30 TS) 7:15 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

Andy from Pyne Sand & Stone and David Fiest with CMG, to discuss the peer review letter from Jeff Walsh with Graves Engineering. Mr. Walsh agreed with the stormwater design as well as the zoning analysis for the project and there were a few minor comments that they were able to deliver a response to Jen Couture yesterday. One comment was about the brook along the site that is a cold-water fishery and they had to document that the stormwater complies with those requirements as well as land use high potential pollutant load. Andy went over the tasks that the board had requested last meeting and one was the sound study, and the state is going to be performing that study they are just waiting for the design from the state, they also spoke to the town of Webster and Oxford per the Board's request. There was also a concern from an abutter about an oil spill years ago, they had CMG do a chemical analysis of the groundwater, and everything is fine. Murray with Pyne Sand & Stone reached out via email to the Town Manager of Oxford and the Economic Development Director of Webster, and the feedback received was that as long they are doing their due diligence it is a Douglas Planning Board decision. The Board asked if they could get something in writing from the two towns. There was a discussion about the gas pipeline on the property. Brian Smith, one of the abutters asked how the noise level is determined. Mr. Bristol stated that he believes it is based on the current noise levels of the site, and he explained how they measure the noise level. The Board was discussing whether they need to have the sound study peer reviewed and Town Counsel stated that they could do that and that other towns have done it that way, and that in his experience the applicant would pay for that. Attorney David Dupont for the Smith family asked if there would be blasting going on continuously on the site, Andy responded that the blasting will be done to get the site to the workable grade on a monthly basis and will be included in the sound plan. The board discussed the blasting and that the abutters and the other towns should be notified of the blasting. The board will continue the hearing to the next meeting to wait for the sound study to be done.

(39:30 TS) Motion to continue the public hearing for Pyne Sand and Stone to November 9, 2023, at 7:15 pm, made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.

8. (40:10 TS) Business Park @ Legacy Circle (DEF-2018-18) – Jen Couture stated that Town Council reviewed the draft that never got circulated today after recommendations from Ken Frasier the Building Inspector and Matt Wojcik the Town Administrator and Town Council is fine with it. (43:10 TS) Motion to accept and sign the decision as revised, made by Mike Zwicker, 2<sup>nd</sup> by Mike Greco. The vote passed unanimously.
9. (44:25 TS) Meeting Minutes: August 24, 2023, September 14, 2023, September 28, 2023 – Possible votes (44:40 TS) Motion to approve the August 24, 2023, meeting minutes as written, made by Mike Greco, 2<sup>nd</sup> by Mike Zwicker. The vote passed unanimously.

Upcoming meetings: November 9, 2023 & December 7, 2023

(46:15 TS) Motion to adjourn the meeting made by Mike Zwicker, 2<sup>nd</sup> by Mike Greco. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin