

**PLANNING BOARD  
THURSDAY, DECEMBER 7, 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

Jack Schultzberg called the meeting to order at 7:01 PM

1. (0:10 TS) ANR's: NONE
2. (0:15 TS) 7:00 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  
Continue to January 10, 2024, per applicant  
(0:50 TS) Motion to continue the public hearing to January 10, 2024, at 7 pm, made by Mike Zwicker, 2<sup>nd</sup> by Mike Greco. The vote passed unanimously.

**Additional Business:**

- a. (1:35 TS) AA – Extension – 58 Southeast Main Street – Possible votes  
This is a standard first extension and nothing has changed structurally or with the occupants.  
(2:10 TS) Motion to accept the accessory apartment extension for 58 Southeast Main Street made by Aaron Socrat, 2<sup>nd</sup> by Meg Schlesman. The vote passed unanimously.
- b. (2:45 TS) BV Logistics – Multi-Tenant Discussion – Possible votes  
Bob Minarik stated that the letter from Jen Hager provided to the Board is strictly and FYI, the tenant is in the process of signing the lease and Uxbridge will be fully occupied and Douglas (8%) will be fully occupied, and the unoccupied section will be in Sutton. Jen Hager is concerned because Sutton has different zoning bylaws than Douglas and they are worried about the 2<sup>nd</sup> tenant that comes into the unoccupied section.
- c. (5:00 TS) The Cubes at Gilboa, Tree relocation – Possible votes  
The original approved plan has trees on what is Mr. McIntyre's property, and he has decided that he does not want trees on his property. The engineer Todd Morey has identified 30 to 40 trees that will be relocated elsewhere on the property around the retention pond. The Board doesn't think that this is going to be a minor adjustment, and Mr. Schultzberg would feel more comfortable having a public hearing on it and see more details on the plan being changed. The Board would like to get the engineering firm and Town Counsel to weigh in on this before they decide. Richard Netter 20 Walnut Grove Street in Uxbridge and showed pictures of the location from his property and would like to see the trees and some barrier to bring it back somewhat to its original state.
- d. (18:55 TS) Maple Heights (AKA Isabella Drive) – Possible votes  
Jude Gauvin representing Les Stevens and stated that Maple Heights is a subdivision that was approved in 2006, and from what he understands, the road was built all the way up to (less the final pavement) the bounds. Les is interested in purchasing lot 1 and he received a quote for the final pavement of \$18,000 and his request is that in lieu of a bond for the estimate of the road is to tie the certificate of occupancy of the house to the final pavement of the road. The Board is not sure if they can decide on this and are going to seek town legal counsel for an opinion.
- e. (27:40 TS) Master Plan – Jen Couture stated that she is waiting on Conservation to decide who their volunteer will be. Meg Schlesman stated that she took a class on the

master plan through CMRPC and received documents and will forward it to the other members that are on the Master Plan Committee.

Ongoing Development:

- a. (28:50 TS) BW Solar @ Oak St, (SPR-200203 & SP-200203) – Site Inspection Report
- b. Sleepy Hollow (DEF-160316) – Site Inspection Report  
For the Board to review for BW Solar and Sleepy Hollow
- c. (29:15 TS) Hawk Hill Farms (RC-210701) – Site Visit Report & OHI Engineering Letter  
Meg Schlesman has recused herself from this discussion. Jude Gauvin to answer questions and go over the plan with the Board. The road is 95% finished, so what is left is the final coat of pavement and the trees along the abutters and they will be done in the springtime. Mr. Gauvin would like to make a request about the bounds and instead of doing 21 bounds on a 900-foot road doing 11 bounds where they make the most sense. Ms. Schlesman is looking to release the lot she is looking to build on and if that has to wait until the road is completed. The Board is ok with the 11 bounds and drill holes, and along with Maple Heights, they will seek Town Counsel's opinion about the lot release.
- d. (40:30 TS) Whitin Reservoir Estates (MOD-120906)  
Jude Gauvin has been working on getting the road accepted working with Mr. Benoit on it. He is waiting to hear back from the Planning Board and BOS on this. Ms. Couture stated that they missed the deadline for it to get on spring town meeting, so she is checking with Town Counsel on how to proceed with it. All the houses are done, the drainage is working great, and the topcoat of the road is on.

Miscellaneous:

1. (43:40 TS) Meeting Minutes: October 12, 2023, October 26, 2023 & November 9, 2023 – Possible votes  
(46:35 TS) Motion to approve the October 12, 2023, meeting minutes as amended, made by Mike Zwicker, 2<sup>nd</sup> by Mike Greco. The vote passed unanimously.  
(48:15 TS) Motion to approve the October 26, 2023, meeting minutes as amended, made by Mike Greco, 2<sup>nd</sup> by Mike Zwicker. The vote passed unanimously.  
(48:50 TS) Motion to approve the November 9, 2023, meeting minutes as written, made by Meg Schlesman, 2<sup>nd</sup> by Mike Greco. The vote passed unanimously.

(49:25 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