

PLANNING BOARD
WEDNESDAY, FEBRUARY 28, 2024
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, vice chair Meg Schlesman, Mike DeRose, Rich Preston, Mike Greco, Mike Zwicker, Matt Benoit Community Development Director

Absent: Aaron Socrat (excused), Ernie Marks (excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:40 TS) Attendance: The Board did a roll call, and Mr. Schultzberg stated that he spoke with Mr. Benoit about Mr. Marks and they are going to reach out to him to just get a status of if/when he is looking to return.
(1:15 TS) Motion to reach out to Ernie Marks with a letter seeking the status of his involvement with the Planning Board made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.
2. (1:35 TS) ANR's: NONE
3. (1:40 TS) 7:00 PM Public Meeting Continued: Travis Do Rosario – Application for Special Permit (SP-240108) Converting One-Family to Two-Family, 17 Depot Street – Possible votes
Travis Do Rosario 68 Peter St, Uxbridge, had provided an updated plan to Board prior to the meeting and she talked with the surveyor, and he acknowledged the numbers were an error fixed them and he added the two parking spaces to the plan as requested. Also added to the plan was the limit of work and the proposed porch on the back. Ms. Do Rosario provided pictures of the property for the Board to view, of before any work was done and then in progress pictures including a picture of the side yard to address the abutters' concern of encroaching on their property. Ms. Do Rosario also commented on the hedges that were brought up last meeting by the abutter and she requests the abutter cut them back because they are currently touching her shed. Ms. Do Rosario stated that when they had the property surveyed, they found out that it is larger than what the deed had referenced, and she is going to have the property staked and get a mylar and have it put on record. Ms. Do Rosario also had stated to the abutter on the other side that there will be no work done on that side of the house and she misspoke and stated that one of the windows will be replaced and made smaller because it will be in the kitchen over the sink. Mark Mungeam, 20 Depot St, requested to see a copy of the revised plan to view the parking area and still has concerns about the amount of space and that the cars will be able to actually fit there and be able to get 4 cars in and out. Susan W. of 19 Depot St is concerned about the multiple stumps and whether they will need to be removed and the height of the embankment because that will be closer to her property, and she is also questioning about the statement from Ms. Do Rosario about finding that their property is larger than on the deed. Susan W. is also concerned about the deck off the back going into the other neighbor's driveway. Mr. Benoit has commented they show the proposed limit of work, and the walls is something that can be conditioned and request the stumps to be removed from the driveway entrance and any damage to the sidewalk would be the responsibility of the applicant to repair.
(19:00 TS) Motion to close the public hearing made by Rich Preston, 2nd by Mike Zwicker. The vote passed unanimously.

Mr. Schultzberg read over the requirements for the Board to consider when granting or denying a special permit. Mr. Benoit listed the additional conditions as stumps to be removed from the

driveway entrance and any damage to the sidewalk will be the responsibility of the property owner, grade to be secured by any retaining walls along the driveway, driveway permit should be obtained from the highway department to expand the driveway, construction vehicles should not park in the right of way when feasible, along with the standard special permit conditions. (25:00 TS) Motion to approve the special permit for converting a one-family to a two-family at 17 Depot Street with standard conditions with the special conditions discussed at the meeting, made by Meg Schlesman, 2nd by Mike Zwicker. Roll call vote – Meg Schlesman, Mike DeRose, Mike Greco, Mike Zwicker and Jake Schultzberg all in favor.

Additional Business:

4. (26:35 TS) CPA Committee Volunteer – Open Space Letter
Mr. Benoit stated that the Community Preservation Act is an initiative set forth in the town's open space and recreation plan and it forms a committee that would establish a property tax levy up to 3% on real property to fund the actions of the committee and preservation of conservation land. They are looking for a volunteer to get started on that committee to start the discussion for establishing the levy. The board would like to know how long this committee would be going for and Mr. Benoit said they could table the discussion and find out more information while the board members digest and decide on volunteering.
5. (29:30 TS) Master Plan – There are no updates on this, the upcoming meeting is scheduled for March 20, 2024.

Ongoing Development:

6. (30:30 TS) Blue Wave Solar @ Oak St, (SPR-200203 & SR-200203)
Mike Zwicker recused himself from the discussion.
The Board received a monitoring report from February 23, 2024, Pat with J. Bates & Son, Jason Smith with Blue Wave and Greg Morehouse with Mill Creek Renewables stated they have made some headway with the good weather for last few days, and they have gotten the basins pumped down pretty much to the bottom. They went through all the other work that they were doing and what they are planning finishing up within the next couple of weeks. Mr. Schultzberg stated that Doug Bush of Haley Ward went out to the site, and he went over Mr. Bush's comments. Jeff Murphy with Beals & Thomas responded that they are still working through the reassessment of the basin 5 area and designing some additional modifications and features addressing the water that is coming from above basin 5. Doug Bush with Haley Ward stated that they sent a proposal to Mr. Benoit on February 26, on behalf of the Conservation Commission to take a thorough look at basin 5. Mr. Benoit stated that they just need payment from Blue Wave on those and then they will sign the work order, and Blue Wave said they have checks tonight. Jason Smith with Blue Wave updated on the grading of the swale leading to basin 2 as proposed, and that they went out to look at it today with Mr. Bush and they are going to survey the disturbed area around it and get the information to the Board in the next week or so. They are continuing the ongoing work with the basin and Mr. Bush saw the installed cement weir over infiltration basin 2 that may have just been covered with snow the last time. The rock pile being removed is going to be a longer-term thing when they are ready to do the planting in a couple months. Mr. Bush stated that he does not think the tracking pad is wide enough and Blue Wave stated that it is 14 feet wide, but they can widen it. They will get some more riprap out there this week, the seepage through the embankment in basin 1 they are just looking for the right time to repair. Mr. Bush stated that they are going to try to do the review of the basin as quickly as possible hopefully in the next couple of weeks. Brandon Faneuf spoke about his contacts and his weekly site inspection walks and stated that Ryan Fattman the state senator would like to take a tour of the job site and he wrote a letter of support to the Douglas and Sutton Conservation Commissions in the last week saying that he supports both Commissions in

their endeavors to bring the site back into compliance and the fines. Mr. Schultzberg thinks it would be good for himself or someone else from the town to go to the site tomorrow after the rain event to check it out. Lisa Mosczynski 60 Oak St asked if they could look at the road because water is pouring into the road again and is concerned about the damage to Oak Street and asked if there could be some dates set for things being complete and fixed. The Board discussed the sampling of infiltration rates at the bottom of the basins and Mr. Faneuf stated that he believes that was only for basin 1, which they have not gotten to yet because they are working on basin 2. Mr. Schultzberg asked them to do basin 1. Mr. Bush said he will get a memo out to the Board but stated there are no major changes, they are just trying to shore some of the areas up and they are just waiting on signed contracts so they can get into their review of the basins.

Signatures:

7. (57:55 TS) Decisions – 134 Yew St – AA
Signatures are going around and the decision for 134 Yew Street accessory apartment for signatures.
8. (1:00:10 TS) Minutes: December 7, 2023
(1:02:25 TS) Motion to approve the December 7, 2023, meeting minutes as amended, made by Mike Zwicker, 2nd by Meg Schlesman. Rich Preston abstained; all other members voted in favor.

Upcoming Meetings: March 13, 2024 & March 27, 2024

(1:03:00 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin