

PLANNING BOARD
WEDNESDAY, APRIL 10, 2024
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, Vice chair Meg Schlesman, Aaron Socrat, Mike Derose, Rich Preston, Mike Greco, Mike Zwicker, Matt Benoit Community Development

Absent: Ernest Marks (excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:25 TS) ANR's: NONE
2. (0:30 TS) 7:00 PM Public Hearing Continued: Davis St Realty – Application for Site Plan Review (SPR-240305) Industrial Building - 140 Davis Street – Possible votes
The Board received a letter from the applicant requesting to continue, and Matt Benoit stated the town received a peer review yesterday.
(0:55 TS) Motion to continue the public hearing to April 24 at 7 pm, made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.

Additional Business:

3. (1:15 TS) Master Plan – the committee is meeting next week.
4. (1:25 TS) Registry of Deeds – Signature
5. (1:35 TS) Stormwater General Bylaw – Recommendation to Town Meeting – Possible votes
The Board discussed supporting versus not supporting this article. Brandon Faneuf Conservation Agent answered questions for the Board. The Board voiced their concerns about this article. Mr. Benoit stated that if the town does not pass this, they are susceptible to fines and the town still has to uphold the federal regulations regarding this. A Mr. Hare, a town resident stated his opinion on how this is going to negatively impact the homeowners on town and there are already DEP stormwater management safeguards in place for this. Les Stevens 31 Brookside Dr agreed with Mr. Hare and does not think this is good for the homeowner. There was vigorous discussion back and forth about this bylaw.
(38:40 TS) Motion to support the article as written made by Meg Schlesman, 2nd by Mike DeRose. The board voted in opposition unanimously.
(43:20 TS) Motion to pass over the article at town meeting for further review made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.
6. (44:55 TS) 101 Manchaug Street – AA Extension – Possible votes
(45:15 TS) Motion to grant the accessory apartment extension for 3 years made by Meg Schlesman, 2nd by Mike Zwicker. The vote passed unanimously.

Ongoing Development:

7. (45:55 TS) The Cubes at Gilboa and McIntyre Loam, Inc. (SPR-220215)
Mr. Benoit recapped that the Conservation Commission issued an enforcement order for violation of their Order of Conditions, which was 12 fines at \$200 a day totaling \$2400 a day that started on April 1 and continue until the site is remediated. Mitch Rausch with Clayco gave an update that they have addressed the majority of the issues and what is currently being worked on and the trees being removed and the wall. The Board discussed the stop work order issued from the Town of Uxbridge. Bob Minarik explained how Uxbridge can issue the stop work order for the entire project and spoke about the tree issue in depth. Mr. Benoit is going to look into what McIntyre Loam is planning with his operation.
8. (1:03:45 TS) Business Park at Legacy Circle (DEF-2018-18) – Lots 2 & 4 - Discussion

Del Bangma the builder went through a proposal to remediate the issue with the landscape tree buffer. The Board had a detailed discussion about the trees and what type the property owner is willing to do and how many. The Board decided that they are okay with the number of trees proposed, just spread them out more and stagger them.

9. (1:12:45 TS) BW Solar @ Oak Street, (SPR-200203) & SR-200203) – Mr. Zwicker recused himself.

Greg Morehouse with Mill Creek Renewables, Pat Mahan with J. Bates & Son, Elvira Stridsberg with BlueWave present and Jeff Murphy with Beals & Thomas remote to discuss the project. Mr. Morehouse updated the Board on the progress with Basin 2 and 5 and clean up on the Mosczynski property. Mr. Benoit stated for the record that Doug Bush with Haley Ward disclosed that he has a relative that is an abutter to this property, so Corey Brodeur at Haley Ward has taken his place. Mr. Benoit feels that this Board could determine that these modifications are minor in nature for the changes made to the construction plan. Mr. Benoit provided the plans for the Board to review, and they discussed the changes to the plan. Mr. Brodeur agrees that the changes shown on the plan will not alter the stormwater calculations. (1:30:10 TS) Motion to approve the plans set from March 28, 2023, as a minor modification made by Aaron Socrat, 2nd by Rich Preston. The vote passed unanimously.

Mr. Zwicker asked if there was any update on the bond question he asked at the last meeting, Ms. Stridsberg stated that they are open to it, and there was discussion back and forth about the bond and the amount. Phyllis Charpentier, Manchaug Pond Foundation expressed her concern in tying the stormwater into the roadside trench at the end of Oak St, because of sediment that has entered the pond. There was discussion on where the sediment came from, and they believe it came from basin 2 and what they can do in the future when things are stabilized, possibly doing some improvement to the swale to prevent any sediment flowing to the pond. Mr. Rossi 41 Oak St shared what he observed at the site after a rain event and took pictures and a video. Ms. Stridsberg wanted to note the Conservation Commission did acknowledge that BlueWave did meet the conditions of the enforcement order last week.

10. (1:50:15 TS) Open Session for Topics not Reasonably Anticipated 48 Hours in Advance of the Meeting

Mr. Zwicker would like to see this board make a recommendation to modify the bylaw on scenic roads for public safety; he feels it is too long to wait 2 weeks to take a dangerous tree down. The Board discussed the trees and the stonewalls on scenic roads. The Board will review it with Town Counsel to see what changes they can make.

11. (1:54:10 TS) Meeting Minutes

The Board will vote on minutes next week.

Mr. Preston wanted to mention that if anyone was interested in joining the Master Plan Committee that they can contact the Community Development department.

Upcoming Meetings: April 24, 2024 & May 8, 2024

(1:55:50 TS) Motion to adjourn the meeting made by Aaron Socrat, 2nd by Meg Schlesman. The vote passed unanimously.

Respectfully submitted,

APPROVED MAY 8, 2024

Stephenie Gosselin