

PLANNING BOARD  
WEDNESDAY, MAY 8, 2024  
RESOUCE ROOM

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

Absent: Mike Greco, Ernie Marks

Jake Schultzberg called the meeting to order at 7:01 pm.

1. (0:25 TS) ANR's: 37 Mumford Road (Lots 12 & 13)  
Tim Callahan, 3 Lackey Dam Rd, presented the plans and stated that lots are all conforming. There was a discussion about storm water management and the lot limit to require it.  
(2:40 TS) Motion to endorse the ANR's for 37 Mumford Road Lots 12 & 13 made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. Roll call vote – Aaron Socrat, Mike Derose, Mike Zwicker, Meg Schlesman, Jake Schultzberg all in favor.

Public Hearing:

2. (3:30 TS) 7:00 PM Public Hearing Continued: Davis St Realty – Application for Site Plan Review (SPR-240305) Industrial Building, 140 Davis Street – Possible votes  
Mark Allen with Allen Engineering provided the revised plans and responded to the letter from Jeff Walsh at Graves Engineering. They addressed all the items raised in the letter and went through them for the Board. Jeff Walsh stated that he did not get a chance to review the revised plans or confirm the work that has been done in response to his letter yet. There was discussion about whether the parking lot was considered an accessory to building construction and doing a Special Permit for earth removal.  
(32:55 TS) Motion to continue the public hearing for Davis Street to May 22, 2024, at 7 pm, made by Mike Zwicker, 2<sup>nd</sup> by Rich Preston. Roll call vote – Aaron Socrat, Mike Derose, Rich Preston, Mike Zwicker, Meg Schlesman all in favor.
3. (34:15 TS) 7:00 PM Public Hearing: McIntyre Loam, Inc. – Application for Special Permit (SP-240416), Earth Removal Permit (ER-240416), Site Plan Review (SPR-240416) Outdoor Manufacturing & Processing, Off Legacy Circle – Possible votes  
Michael Dryden, senior project manager with Allen Engineering on behalf of McIntyre Loam. Mr. Dryden gave an overview of the project and that it is essentially an expansion of the existing operation and showed site plans and went over the project details. Mr. Dryden went over the 8 waivers they are requesting, and there was detailed discussion about the waivers. They did have tech review and the peer review is in motion. Barbara Van Reed 36 Monroe St asked about the location of the gas line relative to the project and voiced her concerns about seeing piles of gravel. Mr. Dryden showed on the plans that there is a significant wooded area and wetland system about (600 feet) between where any work is occurring. Jeremy Flansberg 63 Monroe St voiced his concern about the blasting and the hours they are operating and traffic on Monroe Street. John Palmer with McIntyre Loam stated the hours of operation and the holidays that they do not work and there is no truck traffic on Monroe Street. David Emerick 750 West Hartford, Uxbridge voiced his concern about the noise of the stone crushing, the Board talked about a sound study. Kelly Garber 38 Monroe Street has concern about the blasting because her home is shaking, and she has an elderly resident with a brain injury and is asking if there can be a warning of the blasting to prepare for it. Mr. Palmer responded to the blast and stated that they would put Ms. Garber on the phone list to call when the blasting is happening. Mr. Dryden

added that once the pad site is created there would be no more blasting. Deb Flansberg 53 Monroe St reiterated the concern about the noise level. This must go to peer review still and continue the hearing.

(1:15:50 TS) Motion to continue the public hearing to May 22, 2024, at 7:15 pm, made by Mike Zwicker, 2<sup>nd</sup> by Mike Derose. Roll call vote – Aaron Socrat, Mike Derose, Rich Preston, Mike Zwicker, Meg Schlesman all in favor.

Additional Business:

4. (1:17:40 TS) Master Plan – Town Meeting approved the funding unanimously and Mr. Benoit can get started with CMRPC on July 1, 2024, and they will be setting their schedule for the year at the next meeting.
5. (1:19:50 TS) Accessory Apartment extension – 295 Wallum Lake Rd – Possible votes (1:20:25 TS) Motion to accept the extension for 295 Wallum Lake Road made by Mike Zwicker, 2<sup>nd</sup> by Rich Preston. Roll call vote – Aaron Socrat, Mike Derose, Rich Preston, Mike Zwicker, Meg Schlesman all in favor.

Ongoing Development:

6. (1:21:00 TS) The Cubes at Gilboa & McIntyre Loam, Inc. (SPR-220215)  
Mitch Rausch gave the Board an update on what has been completed and what is currently being worked on. The Board requests an updated landscaping plan on what the berm and trees will look like. Bob Minarik gave an update on National Grid to get the work done.
7. (1:27:30 TS) BlueWave Solar @ Oak St, (SPR-200203 & SR-200203)  
Mike Zwicker recused himself. Pat Mahan with J. Bates and Son, Elvira Stridsberg with BlueWave Solar, Jeff Murphy with Beals & Thomas and Greg Morehouse with Mill Creek Renewables and Corey Brodeur with Haley Ward present to discuss and update. The Board has in their packets the April 26th peer review of basin one and the Beals & Thomas response from May 7<sup>th</sup>. Mr. Benoit did a site walk today; Jeff Murphy went over the updates of the project and proposals. Mr. Benoit stated that everything seems to be minor amendments to the site plan and Mr. Brodeur agrees.

(1:43:40 TS) Motion to accept the modifications as minor as follows: extending of the rip wrap beyond the toe of the slope, the creation of formalized basin 2 and 1 and the addition of the wick drain and the swale and the pipe removed from the plan at Oak Street, made by Aaron Socrat, Rich Preston. Roll call vote – Aaron Socrat, Mike Derose, Rich Preston, Mike Zwicker, Meg Schlesman all in favor.

Elvira Stridsberg went through the list of items Mr. Benoit requested to complete. Mr. Benoit showed photos from his site walk today. Lori Hough 41 Oak St stated her concerns about the swale.

(2:00:00 TS) Motion to recommend authorization from the Conservation Commission to permit the project to move forward to phase 4 provided that all items from basin 5 and 1 are voted as minor amendments and the peer review consultant from Haley Ward verifies that ongoing construction and modifications of basin 1 are installed according to the revised plans, which are included but not limited to installing the clay liner at the edge of basin 1, installing the wick drain, returning the basin to finish grade, loaming and seeding the basin slopes, extending the rip wrap beyond the toe of the slope, spillway to be added to formalize basin 2, all to the satisfaction of the Douglas Conservation Commission, made by Rich Preston, 2<sup>nd</sup> by Aaron Socrat. Roll call vote – Aaron Socrat, Mike Derose, Rich Preston, Meg Schlesman, Jake Schultzberg all in favor.

Staff Updates:

8. (2:02:50 TS) Mr. Benoit shared a video he took of the AMP Solar on Wallum Lake Road of the wash out taking place from the storm water, and stated there has not been any operation and

maintenance performed at this site at all. Mr. Benoit will put this on the next agenda and invite them in to discuss the issues going on at the site.

9. Minutes: March 13, 2024, March 27, 2024, April 10, 2024, & April 24, 2024 – Possible votes (2:09:10 TS) Motion to accept the minutes for March 13, 2024, March 27, 2024, April 10, 2024 & April 24, 2024, as amended made by Mike Derose, 2<sup>nd</sup> by Mike Zwicker. Roll call vote – Aaron Socrat, Mike Derose, Rich Preston, Mike Zwicker, Meg Schlesman & Jake Schultzberg all in favor.

(2:10:00 TS) Motion to adjourn the meeting made by Rich Preston, 2<sup>nd</sup> by Mike Zwicker. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin