

PLANNING BOARD
WEDNESDAY, MAY 22, 2024
RESOURCE ROOM

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

Absent: Ernie Marks (excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:40 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 representing Ed O'Leary of O'Leary Welding. Since the last meeting, they have supplied the requested clarifications and provisions requested by Graves Engineering and all the technical items have been addressed. Mr. Benoit received an email from Jeff Walsh signing off on the project. Mr. Benoit read the letter from Jeff Walsh submitted to the Board. They also discussed the pending earth removal permit question and Town Counsel does support Grave Engineering request to needing an earth removal permit. There was detailed discussion about the earth removal permit and putting a period of one year on it. The Board also discussed a bond that was brought up by Jeremy Flansburg at 63 Monroe St.
(17:15 TS) Motion to close the public hearing made by Mike Greco, 2nd by Mike Zwicker. The vote passed unanimously.
(17:55 TS) Motion to approve the site plan review permit for 140 Davis Street with conditions made by Mike Zwicker, 2nd by Mike Derose. Mr. Benoit read the 15 conditions. The vote passed with one abstention from Jake Gniadek.
2. (23:20 TS) 7:15 PM Public Hearing Continued: 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
Mike Dryden with Allen Engineering on behalf of McIntyre Loam (Tom McIntyre) went over the plans and the property line concerns and changes and additions to the plan, and he provided the requested aerial view of the property. Mr. Dryden went over the peer review and said that he believes everything can be easily addressed. There was in depth discussion about the noise testing condition and study with a cash bond of \$20k and the concerns of the earth removal issues like dust. Mr. Benoit went through the waivers for the Board, and they discussed the restoration and bond for a restoration. The Board would like to have more information before they decide on the restoration waiver. Mr. Dryden will update the plan and address all the comments from the Board and from Graves, and let the abutters know when there will be blasting. There were additional abutters (the Van Reeds) with concerns about the noise level and the closeness to their property. Mr. Dryden with work on getting the sound study done, if possible, for the next meeting.
(1:35:00 TS) Motion to continue the public hearing for McIntyre Loam off Legacy Circle to June 12, 2024, at 7:15 pm made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed with one abstention from Jake Gniadek.

Additional Business:

3. (1:35:50 TS) Master Plan – Rich Preston updated the Board on what the Master Plan has done so far and what they are working on.

Ongoing Development:

4. (1:38:25 TS) The Cubes at Gilboa (SPR-220215)

Mr. Benoit updated the Board about the berm and the trees in question with sketches from Beals and Associates. Bob Minarik updated the Board on the status of National Grid removing the guide wire for Tom McIntyre to sign off on the plan and that they are planting 30 trees for the 15 that were removed. Tom McIntyre stated that he is satisfied with the current plan with the condition of the completed removal of the guide wire. Richard Netter Uxbridge asked if some of the trees could be conifers for coverage in the winter.

5. (1:50:50 TS) Business Park @ Legacy Circle (DEF-2018-18)
They have not done the approved planting out front or have not done any removal of dead trees in the maintenance area; Mr. Benoit requested a status update to have for the next meeting.
6. (1:52:50 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203)
Mike Zwicker recused himself. Mr. Benoit updated the Board on work done when he did the site walk today.
7. (1:55:05 TS) Whitin Reservoir Estates (MOD-120906)
Mr. Benoit's update is that when he took a site walk, he noticed that the basin has not been maintained and he notified the developer.
8. (1:57:50 TS) Sutton/Douglas Development (DEF-220215)
The BOS will be voting at their next meeting to accept the open space land.
9. (1:58:30 TS) ASD Wallum Solar, LLC (SPR-181002)
Mr. Benoit updated that the access roads have a lot of washout and he reached out to them to see when they will fix that.
10. (2:00:45 TS) Gilboa Court Extension
Mr. Benoit reached out to Carol Gogolinski because her definitive subdivision extension expired recently, and he stated everything that she needs to do.
11. (2:01:35 TS) Evergreen Estates
Mr. Benoit let the developer know today that all his approvals expired including his order of conditions. The developer is putting together a new definitive package.
12. (2:03:00 TS) Open Session Topics Not Reasonably Anticipated 48 Hours in advance of the meeting.
Mr. Benoit is going to investigate the Monument Bounds account that Mr. Zwicker had mentioned so they can finish Conservation Drive bounds. Mr. Benoit will get the list of unfinished bounds projects for the next meeting.

(2:06:15 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin