

PLANNING BOARD
WEDNESDAY, JUNE 12, 2024
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, Vice chair Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat (remote), Jen Couture Town Staff, Principal Clerk.

Absent: Rich Preston, Ernie Marks, both excused

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:45 TS) Reorganization – Jen Couture opened the floor for nominations for chairperson. Mike Zwicker nominated Jake Schultzberg for chair, there were no other nominations and Mr. Schultzberg accepts the position of chairperson of the Planning Board.
Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.
Mike Zwicker nominated Meg Schlesman for vice chair, with no other nominations and Meg Schlesman accepted. Roll call vote - Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.
2. (3:00 TS) ANR's: NONE

Public Hearings: After receiving the agenda Mr. Gniadek reached out to the ethics board because Pyne Sand and Stone and Mr. Gniadek has been in talks regarding his own property and they advised him to write a disclosure and he filed it with the town clerk.

3. (4:00 TS) 7:00 PM Public Hearing: Pyne Sand Co. Inc. – Application for Site Plan Review (SPR-240520) Office Building/Outdoor Storage, 286 Webster St – Possible votes
This is a proposed development of a 1,250 square foot office building with a dense grade gravel outdoor storage area, septic system, private well and stormwater management areas. Dan Decesaris, professional engineering and project manager with Joe Casali Engineering in Warwick, RI, gave a PowerPoint presentation and summarized the site and project. There is one waiver request from the site plan review section for architectural plans given the small size of the building. They discussed at length the entrance and parking concerns and suggestions.
(22:00 TS) Motion to continue the public hearing to July 17 at 7 pm, made by Mike Zwicker, 2nd by Meg Schlesman. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.
4. (23:00 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 –
Applicant requested to continue until July 17, 2024
(23:25 TS) Motion to continue the public hearing to July 17, 2024, at 7:15 pm, made by Mike Zwicker, 2nd by Jake Gniadek. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.

Additional Business:

5. (23:55 TS) Master Plan – The Community Compact Grant was submitted last week, and the next meeting is scheduled for June 26, 2024
6. (24:20 TS) Area E, Pyne Sand & Stone – ER-140129 – One Year Extension – Possible votes Murray Bristol with Pyne Sand & Stone to ask for the usual one-year renewal. This will be extended until April 2025.

(25:55 TS) Motion to approve the one-year extension for area E of Pyne Sand & Stone for earth removal 140129 made by Mike Zwicker, 2nd by Mike Greco. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.

7. (27:00 TS) Minor Amendment to Site Plan Decision – 140 Davis Street – Possible votes
Mr. Schultzberg read the requested wording.
(29:10 TS) Motion to amend site plan decision SPR-240305, condition 16 as follows: the applicant must apply for an earth removal special permit within one year of the date of this decision prior to commencing construction on this project made by Mike Derose, 2nd by Meg Schlesman. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.
8. (30:00 TS) AA – Extension – 12 Cook Street and 280 South Street – Possible votes
(30:25 TS) Motion to approve the accessory apartment extension for 12 Cook Street and 280 South Street made by Mike Zwicker, 2nd by Jake Gniadek. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.

Ongoing Development:

9. (31:10 TS) Sleepy Hollow (DEF-160316)
Andy Leonard on behalf of JMT Sleepy Hollow LLC, to talk about the streetlight over the mailboxes that was a concern that had come up last winter. He said a couple residents asked if they could put in a solar light, but he said he is willing to do whatever the Board desires. The board suggested asking Adam Furno and Matt Wojcik their thoughts.
10. (35:00 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203) – Electrical Panel Discussion
Mike Zwicker recused himself. Elvira Stridsberg, project manager at BlueWave and Greg Morehouse with Mill Creek Renewables, are looking for permission to move forward with the underground work and pad work at the top of the access road.
(37:55 TS) Motion to authorize BlueWave to move forward with the main electrical pad work to connect to the overhead work previously authorized by this board, made by Meg Schlesman, 2nd by Mike Derose. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Jake Gniadek, Aaron Socrat all in favor.
Greg Millhouse showed pictures of the site to the board.
11. (42:25 TS) The Cubes at Gilboa (SPR-220215) – Conservation voted on the restoration plan so this should be moving forward.
12. (42:45 TS) Business Park @ Legacy Circle (DEF-2018-18) – Tom Tetrault reached out and is concerned that deer will eat the arborvitae and asked if the Board would consider any alternative plantings. Mr. Benoit recommended Green Giant, which is deer proof.
13. (44:25 TS) Meeting Minutes: May 8, 2024 & May 22, 2024
(47:40 TS) Motion to accept May 22, 2024, meeting minutes as amended, made by Meg Schlesman, 2nd by Mike Zwicker. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.
(52:10 TS) Motion to accept the May 8, 2024, meeting minutes an amended, made by Mike Zwicker, 2nd by Mike Greco. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Aaron Socrat all in favor, Jake Gniadek abstained.
14. (52:45 TS) Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting.
Ms. Couture brought up the issue of end of the year vouchers or invoices needing signatures and asked if the board would vote to have the chair come in to sign in emergencies to get end of year bills paid instead of waiting for a meeting to collect all signatures.

APPROVED 9/11/2024

(53:20 TS) Motion to allow the chair and or vice chair if the chair is not available may sign vouchers made by Mike Zwicker, 2nd by Mike Derose. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat, Jake Schultzberg all in favor.

(54:30 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Mike Greco. Roll call vote – Meg Schlesman, Mike Derose, Mike Greco, Mike Zwicker, Jake Gniadek, Aaron Socrat all in favor.

Respectfully submitted,

Stephenie Gosselin