

PLANNING BOARD  
WEDNESDAY, AUGUST 14, 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. (0:35 TS) ANR's: NONE
2. (0:40 TS) Appointments: Master Plan Committee – Robert Moran, Ross Smith  
Matt Benoit stated that Ross Smith replaced Maxwell Postma as selectman delegate and Robert Moran is a citizen at large.  
(1:00 TS) Motion to appoint Robert Moran and Ross Smith made by Rich Preston, 2<sup>nd</sup> by Mike Zwicker. The vote passed unanimously.

Public Hearing:

3. (1:25 TS) 7:00 PM Public Hearing: Louis & Cindy Ciavarra – Application for Accessory Apartment Special Permit (AA-240717), 144 North Street – Possible votes  
Mr. Benoit has no issue with this, the applicants are requesting if for the future use of Mr. Ciavarra's mother. Jake Schultzberg declared the public meeting closed.  
(5:15 TS) Motion to approve the application for the accessory apartment for 144 North Street made by Meg Schlesman, 2<sup>nd</sup> by Mike Zwicker. The vote passed unanimously.

Discussion:

4. (7:05 TS) Open Space Committee General Discussion for the Community Preservation Act  
Gordan Laravee and Sue Perkins members of the Open Space Committee and CPA subcommittee discussed putting a ballot question on the next ballot and they have received the required signatures for adopting the CPA Act and What they are asking from the town is matching a percentage. Mr. Benoit explained what the CPA Act is on the state website.
5. (21:50 TS) CRG – Cubes at Pyne Informal Preliminary Plan review – Todd Morey with Beals Associates and Fred Ferraro from CRG went over a future project at the Pyne Sand and Gravel location and impacts. Douglas, Sutton, and Uxbridge are the three towns involved in the project with Douglas being the majority of the project. Mr. Morey showed the plans and went through the details of the project. The Board asked questions and voiced concerns regarding traffic and the possibly looking into making an on ramp to the site from 146.

Ongoing Development:

6. (56:45 TS) The Cubes at Gilboa (SPR-220215) Update – Mitchell Rausch, project manager for Clayco Cubes at Gilboa updated the Board on plantings, berm and showed revised plans and what the changes were to the plan. Mr. McIntyre was not aware of any changes to the plan and will need time to review it before signing the plan again.
7. (1:07:40 TS) BlueWave Solar @ Oak St, (SPR-200203 & SR-200203) – Mike Zwicker recused himself and Greg Morehouse the project manager for Mill Creek Renewables and general contractor for the project went over the minor changes regarding basins 3 & 4. Mr. Benoit went through the comments from Haley Ward's peer review.  
(1:11:20 TS) Motion to deem this a minor modification made by Aaron Socrat, 2<sup>nd</sup> by Mike Derose. The vote passed unanimously.

Mike Zwicker Retuned to the meeting.

Public Hearings:

8. (1:11:55 TS) 7:15 PM Public Hearing Continued: Pyne Sand Co. Inc – Application for Site Plan Review (SPR-240520) & Application for Earth Removal Permit (ER-240528) Office Building/Outdoor Storage, 286 Webster Street – Possible votes  
Andy Leonard from Pyne Sand, Joe Casali the civil engineer and Kevin Quinn on behalf of the Planning Board to discuss the project. Mr. Casali stated they have responded to comments from Mr. Quinn and received correspondence back that everything is in order and they have a Con Com meeting on the 19<sup>th</sup>. They are seeking approval tonight contingent upon the Conservation meeting on Monday. Mr. Benoit went over the Con Com requests and Mr. Faneuf stated it is still in review. Mr. Schultzberg called the public hearing closed. Mr. Benoit went through all the waivers.  
(1:19:50 TS) Motion to grant the waivers for the earth removal special permit for 286 Webster Street made by Rich Preston, 2<sup>nd</sup> by Mike Greco. The vote passed unanimously.  
(1:20:35 TS) Motion to approve the earth removal permit with standard conditions with the waivers granted with the condition pending Con Com approval made by Rich Preston, 2<sup>nd</sup> by Mike Zwicker. The vote passed unanimously.  
(1:21:40 TS) Motion to grant the waiver for the site plan review 9.4.4.8 made by Mike Zwicker, 2<sup>nd</sup> by Meg Schlesman. The vote passed unanimously.  
(1:22:10 TS) Motion to grant the site plan approval with standard conditions pending Con Com approval made by Meg Schlesman, 2<sup>nd</sup> by Mike Derose. The vote passed unanimously.
9. (1:23:55 TS) 7:30 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 Michael Dryden with Allen Engineering and John Palmer and Thomas McIntyre with McIntyre Loam went over the plan changes and responses to comments. Jeff Walsh with Graves Engineering stated that they are satisfied with the changes. Jeremy Flansberg and Barbara VanReed stated their concerns about the noise and Mr. Flansberg is requesting to have a pre-blast inspection done to his home. Mark Wallace with Tech Environmental, the project manager of the sound assessment performed at Legacy Circle provided the overview of the assessment. There was an in-depth back and forth discussion about the sound study and the residents' complaints about the noise. They are going to continue the public hearing to the next meeting so that Ms. VanReed can review the sound study.  
(3:00:50 TS) Motion to continue the public hearing to September 11, 2024, at 7 pm made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.

Additional Business:

10. (3:02:00 TS) AA-Ext for 21 Wallis St, 75 Pond St, & 137 Martin Rd – Possible votes  
(3:02:20 TS) Motion to accept the accessory apartment extension for 21 Wallis, 75 Pond St & 137 Martin Rd made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.
11. (3:02:40 TS) CMRPC Delegate – Possible votes  
Rich Preston nominated Meg Schlesman to continue to be the CMRPC delegate seconded by Aaron Socrat, all members in favor.
12. (3:03:15 TS) Open Meeting Law/Code of Conduct – Signatures
13. (3:03:30 TS) Master Plan – Mr. Benoit went over what the last meeting reviewed and upcoming meetings.
14. (3:04:25 TS) Draft Decision for O'Leary Welding

**APPROVED 9/11/2024**

(3:05:25 TS) Motion to approve the decision for O'Leary Welding Davis Street made by Mike Greco, 2<sup>nd</sup> by Mike Derose. The vote passed unanimously.

15. (3:05:55 TS) ZBA Applications – Research needed for PB review

Mr. Benoit went over the special permits for the Board. Then stated that the convenience store is no longer pursuing the request on moving next to the transfer station.

(3:16:00 TS) Motion to adjourn the meeting made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin