

PLANNING BOARD
WEDNESDAY, SEPTEMBER 25, 2024
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, vice chair Meg Schlesman, Aaron Socrat, Rich Preston, Mike Derose, 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.

Public Hearings:

1. (0:30 TS) 7:00 PM Public Hearing: Bryan McKenna – Application for Special Permit (SP-240821), 12 Depot Street – Possible votes
The applicant, Bryan McKenna is requesting relief to allow a single-family home to be converted to a two-family home. Mr. McKenna explained the project to the Board, and Matt Benoit stated that it has adequate parking, and it is going with the neighborhood as they just approved a conversion to a two-family on Depot Street. The Board discussed the shared driveway/easement and whether that will be an issue, and Matt Benoit showed an aerial view of the property. The associate member that will be voting is Mike Derose.
(11:30 TS) Motion to close the public hearing, made by Aaron Socrat, 2nd by Meg Schlesman. The vote passed unanimously.
(11:55 TS) Motion to approve the special permit with standard special conditions for 12 Depot Street, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

Signatures:

2. (13:20 TS) Decisions – McIntyre Loam, Off Legacy Circle – Possible votes
Thomas McIntyre, vice president of McIntyre Loam and John Palmer president of McIntyre Loam present to discuss the decision. Matt Benoit explained where they are at with the approval and the revisions to the special permit and other permits, waivers, and sound study and bonds.
(20:00 TS) Motion to approve the earth removal special permit with site plan for Legacy Circle approval as amended in the decision, made by Mike Zwicker, 2nd by Mike Derose. Roll call vote – Meg Schlesman, Aaron Socrat, Mike Derose, Jake Gniadek, Mike Greco, Mike Zwicker all in favor.
(21:30 TS) Motion to approve site plan approval for section 9.4 with the conditions as amended in the decision, made by Mike Zwicker, 2nd by Meg Schlesman. Roll call vote – Meg Schlesman, Aaron Socrat, Jake Gniadek, Mike Greco, Mike Zwicker, Jake Schultzberg all in favor.

Public Hearings:

3. (22:35 TS) 7:15 PM Public Hearing: S&L Realty Trust – Application for Site Plan Review & Special Permit (SPR-240904 & SP-240904), Off Davis St – Possible votes
The applicant is requesting approval for a wood processing business, Mark Allen with Allen Engineering along with Rob Speroni the property owner to present the project. Mr. Allen showed the plans and explained the details of the project to the Board. Mr. Speroni explained the details of the business and what will be taking place on the property. Kevin Quinn with Quinn Engineering on behalf of the Planning Board that did the peer review and went through the comments. The Board made their comments and suggestions. Mark Allen will respond to the comments for the next meeting. The address for the project will be 147 Davis Street. The Board discussed the noise and the hours of operation.
(47:35 TS) Motion to continue the public hearing to October 9, 2024, at 7 pm, made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.

Staff Updates:

4. (48:55 TS) Street Acceptances:
 - a. Joseph Road – Andy Leonard representing Jimmy Pyne and JMT Sleepy Hollow and stated the only thing left he needs is a copy of the Planning Board minutes showing a vote supporting the petition for road layout and acceptance of the public way. Mr. Leonard discussed everything done with the project.
(54:50 TS) Motion for a vote of support to the Select board for the petition pending the items on the Haley Ward peer review are addressed, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.
 - b. (55:20 TS) William Drive – Jim Sullivan with Guerriere & Halnon presented and stated that the peer review is outstanding, and the applicant will be giving a check for it.
(59:25 TS) Motion to inform Select board that the Planning Board is currently reviewing William Drive and hope to have a vote for them at the next meeting on October 9th, made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.
 - c. (1:00:30 TS) Whitin Heights – Jude Gauvin with OHI Engineering representing the developer and discussed what is finished on the project and discussed comments from Adam Furno and the peer review.
 - d. (1:05:20 TS) Motion to recommend that Whitin Heights road be considered for Town Meeting acceptance in the spring pending items in the peer review are addressed and the 1-acre parcel is transferred to Roy Swenson as part of the package, made by Mike Zwicker, 2nd by Aaron Socrat. Mr. Benoit stated that the current owner Mr. Pace still owes taxes, and they need to be paid before the road is accepted. The vote passed unanimously.

Additional Business:

5. (1:09:00 TS) ZBA Applications for review by Planning Board
 - SP-13 Yew Street – The homeowner is operating an animal rescue use out of their home and it is on less than 5 acres of land. The Board discussed their options for an action; the Board has no opinion because they are lacking sufficient information.
 - (1:20:55 TS) 175-181 SW Main St – The applicant is looking to knock down a house and put addition over the lot line, the ZBA application is to reconstruct a single-family home on a pre-existing, non-conforming lot. The Board discussed the proposed project at length and decided on an objection for the special permit.
6. (1:27:25 TS) Master Plan – Rich Preston updated the Board on the progress of the Committee and that they completed a survey last week that is going to go to every household. They also set a date for an open house on November 14th to get the publics opinions and ideas on town projects.
7. (1:30:00 TS) General Bylaws – Scenic Road Amendments – Possible votes
Matt Benoit put a placeholder for this on Town Meeting and there is a draft for the Board to review.
(1:31:10 TS) Motion to recommend this amendment to the Select board for Town Meeting once it has been reviewed by Town Counsel, made by Aaron Socrat, 2nd by Meg Schlesman. The vote passed unanimously.
8. (1:31:50 TS) Highway Bounds/Monuments – Possible votes
Matt Benoit put together a draft and revised the language at the request of the Select board, it is a request for the town to vote to raise and appropriate the sum of \$20k for the purpose of surveying and installing highway bounds in subdivisions throughout the town of Douglas.
(1:33:50 TS) Motion to request the sum of \$20k and recommend consideration for the Fall Town Meeting warrant on upcoming Special Town Meeting, made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.

9. (1:34:25 TS) Zoning Bylaws – Accessory Dwelling Units amendment – Possible votes
The state changed the accessory dwelling units' law that ADU's will be accepted statewide as a by right use affective February 2nd. Matt Benoit went over the state requirements and what the town can add to it.

(1:44:35 TS) Motion to send this to the Select board for Town Meeting warrant consideration and to schedule a public hearing to review it at the Planning Boards 2nd meeting in October, made by Aaron Socrat, 2nd by Mike Derose. The vote passed unanimously.

10. (1:45:15 TS) DCR Land Acquisition – Map 150 Lot 1 – 34.73 Acres

Matt Benoit stated that the Board does not have to take any action on this and it is just for the Boards information, explained what it entails, and showed the Board a map of the land.

Ongoing Development:

11. (1:49:35 TS) The Cubes at Gilboa (SPR-220215) – Matt Benoit updated the Board that they are almost done with their basin and need to figure out the structural integrity of their roof.
12. (1:50:20 TS) Business Park @ Legacy Circle (DEF-2018-18) – The trees are planted, and Matt Benoit showed the Board pictures.
13. (1:55:55 TS) Sutton/Douglas Development (DEF-220215) – They received the recorded land for Sutton/Douglas Development, and they should be getting started after they schedule a preconstruction meeting.
14. (1:56:10 TS) ASD Wallum Solar, LLC (SPR-181002) – Matt Benoit will check on the progress on the vegetation and planting.

Signatures:

15. (1:56:50 TS) Town of Douglas – Scenic Road Permit – Possible votes
This was already voted on and the Board has no other changes.

Upcoming Meetings: October 9, 2024 & October 23, 2024

Matt Benoit stated that at the next meeting on October 9th there would be another training for ANR's and subdivision control.

(2:00:10 TS) Motion to adjourn the meeting made by Mike Greco, 2nd by Aaron Socrat. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin