

PLANNING BOARD  
WEDNESDAY, OCTOBER 9, 2024  
RESOURCE ROOM

Attendance: Chair Jacob Schultzberg, vice chair Meg Schlesman, Aaron Socrat, Mike Derosé, Jake Gniadek, Mike Greco, Mike Zwicker, Matt Benoit Community Development Director

Absent: Rich Preston, Ernie Marks (both excused)

Jake Schultzberg called the meeting to order 7:02 pm.

1. (0:40 TS) ANR's: 72 Martin Road – Possible votes  
Dan Dunleavy, the applicant, is purchasing a piece of land from his neighbor to have the setbacks he will need to build a garage. Matt Benoit brought up a discrepancy with the zoning that they have corrected.  
(3:50 TS) Motion to endorse the ANR for 72 Martin Road as amended to be signed later by the Board, made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.

Public Hearings:

2. (4:45 TS) 7:00 PM Public Hearing Continued: S&L Realty Trust – Application for Site Plan Review & Special Permit (SPR-240904 & SP-240904), Off Davis St – Possible votes  
Mark Allen with Allen Engineering joined remotely, showed the changes to the plan, and went over them based on the peer review completed by Kevin Quinn with Quinn Engineering at the last meeting.  
(9:55 TS) Motion to continue the public hearing to October 23, 2024, at 7:15 pm, made by Mike Zwicker, 2<sup>nd</sup> by Mike Greco. The vote passed unanimously.

Additional Business:

3. (10:50 TS) Open Space Letter to Planning Board – Jake Schultzberg read the letter regarding the Community Preservation Act (CPA) going on the ballot asking for the Boards support. The Conservation voted in support of this at their last meeting.  
(15:50 TS) Motion for the Planning Board to issue a letter of support for the CPA for the upcoming election, made by Mike Greco, with no second to the motion.
4. (16:25 TS) Perry Street extension Road Improvements – Discussion  
Matt Benoit has not heard back from them and suggests taking it off the agenda until they respond.
5. (16:45 TS) Master Plan – The survey is out for the public to view, and the open house workshop for the Master Plan Committee is November 14<sup>th</sup> at 5 pm at the town hall.

Ongoing Development:

6. (18:50 TS) Whittin Heights has submitted for their public road acceptance and has a public hearing with the BOS on Tuesday.
7. (18:55 TS) Sleepy Hollow has submitted for their public road acceptance and their hearing will be scheduled shortly. There is also William Drive that Matt Benoit will add to the list that has also submitted for their road acceptance.
8. (21:05 TS) Subdivisions – Matt Benoit mentioned the Board start looking into update the subdivision regulations and he can propose items to consider for a public hearing. Some items to consider are:
  - Mailbox location and parking
  - Earth removal quantities
  - Submitting a conventional plan option for residential compounds, and the width of roads

- Street tree location
- Stormwater easements on people's properties access issues
- Subdivision underground utility wires and street lighting.

Signatures:

9. (50:25 TS) Decisions – 12 Depot St – SP – The Board signed the decision
10. (51:20 TS) Meeting Minutes: September 11, 2024 & September 25, 2024  
(52:45 TS) Motion to approve the September 11, 2024, meeting minutes as amended, made by Mike Derosé, 2<sup>nd</sup> by Meg Schlesman. The vote passed unanimously.  
(55:05 TS) Motion to approve the September 25, 2024, meeting minutes as amended, made by Mike Greco, 2<sup>nd</sup> by Mike Derosé. The vote passed unanimously.

Upcoming Meetings: October 23, 2024 & November 13, 2024

(55:55 TS) Motion to adjourn the meeting made by Mike Zwicker, 2<sup>nd</sup> by Jake Gniadek. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin