

APPROVED 1/15/2025

PLANNING BOARD
WEDNESDAY, DECEMBER 11, 2024
RESOURCE ROOM

Attendance: Vice chair Meg Schlesman, Aaron Socrat, Mike Derose, Rich Preston, Jake Gniadek, Mike Zwicker, Matt Benoit Community Development Director

Absent: Chair Jake Schultzberg, Mike Greco, (both excused)

Meg Schlesman called the meeting to order at 7:01 pm.

1. (0:45 TS) ANR's: 11 Gleason Court – Possible votes
Matt Benoit explained to the Board about adding the extra parcel to the property to make it more appealing to prospective buyers. The towns engineer also spoke about the property and additional parcel.
(3:40 TS) Motion to endorse the ANR made by Aaron Socrat, 2nd by Mike Zwicker. The vote passed, with an abstention from Rich Preston.
2. (4:25 TS) 7:00 PM Public Hearing: Capital Cannabis – Application for an Amended Site Plan Review & Special Permit (SPR-241120 & SP-241120), 93 Davis St – Possible votes
The project involves the construction of a garage structure for use as a drive-through window for an existing cannabis retail business, and Matt Benoit stated that the peer review has not been completed yet. Barry Yaceshyn the civil engineer with WDA Design Group and Theresa Madison the owner joined the table for the discussion. Mr. Yaceshyn went over the changes made to the plan and what the fire department requested for changes, and the finishing of the top course for the paving will be done when the drive-through is completed. Jeremy Flansberg at 63 Monroe Street is requesting that there be no more lights installed on the property because it is very bright being a neighbor and voiced his other concerns.
(35:40 TS) Motion to continue the public hearing to January 15, 2025, at 7 pm made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.
3. (36:50 TS) Bond Reduction – Legacy Circle – Possible votes
Tom McIntyre 6 Legacy Circle is asking for a bond reduction because they have completed all the finish work set forth in the bond and to leave a balance of \$21k on the bond for the completion of the as built and concrete bounds, etc. Matt Benoit stated that the peer reviewer has reviewed it and stated that the \$12k is sufficient for all that needs to be still completed.
(39:10 TS) Motion for a bond reduction for \$110,150.92 that will leave a remainder of \$21k for 6 Legacy Circle, LLC made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.
4. (39:45 TS) Subdivision Regulations – Discussion
Matt Benoit would like to add a performance guarantee for maintenance of roadways, sidewalks, driveway aprons, stormwater infrastructure and all utilities until the road is accepted as a public way in town meeting.
5. (43:40 TS) Master Plan – their next meeting is December 18 and CMRPC is still collecting data regarding the surveys.
6. (44:10 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203)
Mike Zwicker recused himself from the discussion. Matt Benoit went over the changes to the plan regarding the digging of the well. Elvira Stridsberg from BlueWave joined the meeting and they are requesting not to drill the second well because they got the water they needed from the first well. Matt Benoit showed photos of the property.

(56:20 TS) Motion to approve the minor modification remove the second well from the approved plans, made by Aaron Socrat, 2nd by Mike Derosé. Mike Zwicker asked if they could request that the rocks be removed off Oak Street. The vote passed unanimously. The Board requested that Greg Morehouse with Mill Creek Renewables come to the next meeting on January 15th, with an update on the stabilization of the site.

7. (59:00 TS) ASD Wallum Solar, LLC (SPR-181002) – Update
Matt Benoit shared photos of the site sent from Lawrence Cook and Mr. Cook responded to the letter that was sent to them and went over what they would do for the water flow and the water that is pooling.
8. (1:10:25 TS) Subdivision Regulations
The Board is going to delay this discussion until January 15th when the rest of the Board members are present.
9. (1:11:10 TS) Ongoing development
Matt Benoit stated that he added O'Leary Welding, Douglas Package Store and 286 Webster Street to the agenda for future discussion for these ongoing projects.
10. (1:13:30 TS) Meeting Minutes: November 13, 2024 – Possible votes
(1:13:40 TS) Motion to approve the meeting minutes of November 13, 2024, as written made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.

Upcoming meetings: January 15, 2025 & January 29, 2025

(1:14:10 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin