

APPROVED 2/26/2025

PLANNING BOARD
WEDNESDAY, JANUARY 29, 2025
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, vice chair Meg Schlesman, Aaron Socrat, Mike Derosé, 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. (0:45 TS) Decisions – 93 Davis Street (SPR-241120 & SP-241120) – Possible votes
Matt Benoit went over the standard conditions and special conditions that have been added to the decision for the special permit. The Highway Superintendent fixed the guardrail they had discussed at the previous meeting. Matt Benoit read the criteria for the special permit.
(3:50 TS) Motion to approve the special permit for the 93 Davis Street drive-thru made by Aaron Socrat, 2nd by Mike Derosé. The vote passed unanimously.
Matt Benoit went over the conditions for the site plan review and the hours of operation, which are 8 am to 10 pm 365 days a year and Teresa Matteson the owner requested that the delivery hours change to Monday through Friday between 1 pm and 4 pm. Matt Benoit read the criteria of the site plan review.
(14:40 TS) Motion to approve the site plan review for 93 Davis Street Capital Cannabis SPR-241120 with amendments made by Aaron Socrat, 2nd by Mike Greco. The vote passed unanimously.
2. (16:00 TS) 2024 Draft Annual Report – Possible votes
The Board and Matt Benoit discussed what has been removed from the annual report and other edits that they would like to see.
3. (25:05 TS) Notice of Intent – 76 Oak Street
Edits need to be made to the draft ANR plan and then will be brought before the Board.
4. (25:50 TS) Letter from Mass Housing – The town's subsidized housing inventory is missing the units at North Brown and the town has a couple weeks to supply that information. The town is at 4.12% and they are supposed to be at 10%
5. (28:25 TS) Master Plan – Draft Master Plan Committee Charge – Possible votes
(30:05 TS) Motion to accept the charge for the Master Plan Committed letter dated January 23, 2025, through their service through June of 2026, made by Meg Schlesman, 2nd by Mike Zwicker. The vote passed unanimously.
Rich Preston gave a short update on the Master Committee.
6. (32:50 TS) Draft Stormwater Bylaw – Possible votes
The Board and Matt Benoit went through the bylaw together, and the Board agreed to review it more before they take a vote on it.
7. (57:20 TS) State ADU Regulations update
The Board and Matt Benoit discussed how this new law is going to change what the town had in place for accessory apartments bylaws. They talked about the need to dig deeper into what they would like to put in place with the new ADU regulations from the state.
8. (1:05:10 TS) The Cubes at Gilboa (SPR-220215)
The Board has a site walk scheduled for 8 am on Saturday.
9. (1:06:50 TS) 45 Oak Street Blue Wave Solar (SPR-200203 & SR 200203)
(Mike Zwicker recused himself from the discussion)

Blue Wave Solar received their electrical connection permit and are officially generating electricity, but they have some site stuff that needs to be done they have committed to in a letter to the Building Commissioner.

(Mike Zwicker returned to the table)

10. (1:07:10 TS) Douglas Package Store (SPR 23-0425)

Matt Benoit will check in on this project to see if it is still going to move forward or not.

11. (1:09:50 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.

Matt Benoit stated that at the next meeting it would be a joint meeting with the consultant for Hazard mitigation plan and Deputy Chief Kelly Manning from the fire department and training at the following meeting going over zoning exemptions.

Upcoming Meetings: February 12, 2025 & February 26, 2025

(1:10:55 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin