

APPROVED 3/26/2025

PLANNING BOARD
WEDNESDAY, FEBRUARY 26, 2025
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, Vice chair Meg Schlesman, Mike Derosé, Rich Preston, Jake Gniadek, Mike Greco, Mike Zwicker, Matt Benoit Community Development Director

Absent: Aaron Socrat, Ernie Marks (both excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:40 TS) ANR: 42 Mumford Street – Possible votes

The owner Steve Bek at 37 Mumford Street stated they have 52 acres that they are making into house lots and went over the progress and where they are. Matt Benoit stated that this ANR conforms to all the town's requirements.

(2:05 TS) Motion to endorse the ANR for 42 Mumford Street, made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.

2. (2:30 TS) ANR: 173 West Street – Possible votes

Rob Knapik with Allen Engineering and Josiah Burch joined the table and Mr. Knapik explained that the current owners, Andrew and Jonathan Paine are conveying a lot to Mr. Burch that they are creating from the provided proposed plan labeled parcel A. Matt Benoit stated that it meets all the town's requirements for an ANR.

(4:45 TS) Motion to endorse the ANR for 173 West Street, made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.

Additional Business:

3. (5:30 TS) Zoning Bylaw Update – Multi-family dwellings – Possible votes

Ken Frasier the Building Inspector to discuss adding language regarding multi-family dwellings in the bylaws. They discussed it briefly and decided to do some research and get more information to discuss it further later. They briefly discussed the ADU bylaws they are working on for the town and how that relates to the multi-family bylaw. Ken Frasier went over some of the requirements needed for different multi-family dwellings.

4. (18:15 TS) Zoning Bylaw Update for Trailers for storage – Possible votes

Ken Frasier stated that in the zoning appendix, trailers for storage are not allowed and he stated that the town probably has about 1000, and that he currently has no enforcement options for them. It is allowed in industrial but nothing about any other use in other zones. There was a lengthy discussion on what the proposed bylaw would accomplish and concerns and questions about it. The Board would like more research done and information in order to be able to present it to the town and have answers to the potential questions from residents.

5. (41:50 TS) 7:00 PM Public Hearing Continued: Proposed Amendments to the "Rules & Regulations Governing the Subdivision of Land" – Possible votes

Matt Benoit went over the proposed changes with the Board members, and he showed aerial photos of Whittin Height lots among other subdivisions, to show examples of ones that have issues that need to be addressed. The changes included retention pond

language, buildable versus non-buildable lots and easement language, submitting two plans for subdivisions, getting rid of the town engineer, discussed underground/above ground electric, trees and plantings, and sidewalks being made of concrete and not asphalt. Marci LeBlanc at SW Main St voiced her concerns about handicap accessibility for sidewalks.

(1:40:40 TS) Motion to continue the public hearing to March 26 at 7 pm, made by Meg Schlesman, 2nd by Rich Preston. The vote passed unanimously.

6. (1:41:25 TS) Master Plan

Rich Preston gave an update that they received the completed survey results and had just shy of 900 people participating and are available to review, they toured town departments on February 3 with CMRPC representative. The next meeting is March 19 for the Master Plan.

7. (1:43:55 TS) Sub-Committee, Stormwater Regulations – Possible votes

Matt Benoit stated that the Selectboard did vote to put this on the warrant and asked if the regulations could continue to be worked on by making a sub-committee after the bylaw is drawn up. The objective is to have new stormwater regulations in place immediately following annual town meeting in May 2025.

(1:50:05 TS) Motion to form a sub-committee known as the Stormwater Committee to help work on the Planning Board regulations and a manual as per the charge this evening made by Rich Preston, 2nd Jake Gniadek. The vote passed unanimously.

Matt Benoit will reach out to potential members to join the committee.

8. (1:51:15 TS) Upcoming Training Opportunities, CPTC Annual Conference March 15, 2025
This starts at 8 am on March 15, 2025; registration is \$95 per person for members of the Board.

9. (1:56:20 TS) Business Park @ Legacy Circle (DEF-2018-18)

A resident came in prior to tonight's meeting letting Matt Benoit know that they are installing the overhead utility wires on the property and mentioned it to Board for them to look into.

10. (1:57:20 TS) 286 Webster Street (ER-24050)

They have started their clearing to create their property.

11. (1:57:30 TS) Whittin Reservoir Estates (MOD-120906)

This is on for the warrant.

12. (1:57:35 TS) Sleepy Hollow (DEF-160316)

This is on for the warrant.

13. (1:57:40 TS) Evergreen Estates (DEF-061010)

Matt Benoit has not heard anything new on this and it might be something the Board has to rescind.

14. (1:58:20 TS) Douglas Package Store (SPR 23-0425)

They have applied for building permits.

15. (1:58:35 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.

The Board talked about Depot Road and the house under construction and the stonewall that is supposed to be built, Matt Benoit will check up on this matter.

16. (1: 59:50 TS) Zoning Board of Appeals Applications for March 2025 – Comments

They discussed Lindberg Ave and the sunroom they intend to build on the back of their house, 125 LedgeStone for Bloniasz a special permit to construct a deck, 3 Hough Road for Steven Flagg for a special permit to construct a single-family home that was denied and then went to court. They discussed 3 Hough Road at length, and it is under the decision of the ZBA and this board has no opinion.

17. (2:10:40 TS) Meeting Minutes: January 29, 2025

(2:13:40 TS) Motion to accept the edited new minutes for January 29, 2025, as amended, made by Jake Gniadek, 2nd by Rich Preston. The vote passed unanimously.

(2:14:05 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin