

APPROVED 5/14/2025

PLANNING BOARD  
WEDNESDAY, MARCH 26, 2025  
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, vice chair Meg Schlesman, Aaron Socrat, Mike Derosé, Rich Preston, Mike Greco, Jake Gniadek, Jen Couture Administrator

Absent: Mike Zwicker, Ernie Marks (both excused)

Jake Schultzberg called the meeting to order 7:01 pm.

1. (0:30 TS) ANR's: 14 & 18 Wixtead Court – Possible votes  
Byron Andrews with DiPrete Engineering representing the applicant and tonight he is just looking to do the lot line between the two lots owned by the Hutnak's.  
(4:10 TS) Motion to endorse the ANR for 14 and 18 Wixtead Court, made by Jake Gniadek, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.
2. (5:00 TS) 7:00 PM Public Hearing Continued: Proposed Amendments to the "Rules & Regulations Governing the Subdivision of Land" – Possible votes  
There has been a change in the department head structure that was working on this document, the board thinks it would be best to close the hearing and start fresh once a new department head is in place.  
(6:45 TS) Motion to close the public hearing made by Rich Preston, 2<sup>nd</sup> by Meg Schlesman. The vote passed unanimously.

Additional Business:

3. (7:05 TS) Bond Reduction William Estates – Possible votes  
Jen Couture stated that they received a request from Williams Estates for a bond reduction before town meeting accepts the road and with some reviews done by highway the recommendation is to wait until the road is accepted at town meeting and issue a full refund of the bond because the road is in bad shape.  
(9:10 TS) Motion to not act on the bond reduction request until after town meeting made by Meg Schlesman, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.
4. (9:40 TS) Master Plan  
Rich Preston gave an update on where they are and what the next steps are with the committee.

Ongoing Development:

5. (11:55 TS) Sutton/Douglas Development (DEF-220215)  
Wayne Belec will be moving soon so the town may be hearing from them soon.
6. BW Solar @ Oak St, (SPR-200203 & SR-200203)  
There was an inspection done after one of the heavy rains and the issue with one of the basins has been resolved
7. Douglas Package Store (SPR-23-0425)  
They are moving forward with the project and they just pulled their building permit and met with the BOS regarding their alcohol license.
8. (13:10 TS) Meeting Minutes: February 12, 2025 & February 26, 2025  
(15:10 TS) Motion to approve February 12, 2025, meeting minutes as amended, made by Mike Derosé, 2<sup>nd</sup> by Jake Gniadek. The vote passed unanimously.  
(17:55 TS) Motion to approve February 26, 2025, meeting minutes as amended, made by Meg Schlesman, 2<sup>nd</sup> by Jake Gniadek. The vote passed unanimously.

9. (19:00 TS) The Board discussed the many placeholders on the town meeting warrant. The Stormwater bylaw is going forward, the road acceptances are going forward, not sure about the mass trail grant, the two zoning bylaws may not be going forward and they are still waiting for the state to accept the town's amendments for the ADU bylaw. Jen Couture will get the list together of definite articles moving forward for town meeting. They discussed the ADU bylaws and possibly revising what they have submitted to the state. There is a public hearing for the Planning Board for their next meeting regarding a zoning change on Brown Road.

(25:30 TS) Motion to adjourn the meeting made by Mike Greco, 2<sup>nd</sup> by Mike Derose. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin