

APPROVED 5/14/2025

PLANNING BOARD  
WEDNESDAY, APRIL 9, 2025  
RESOURCE ROOM

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

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

Absent: Mike Greco, Rich Preston, Ernie Marks - all excused

Mike Zwicker – Mullin Rule submitted

1. (0:30 TS) ANR's: Martin Road – Possible votes  
Craig Holmberg with Allen Engineering went over the plans and all lots meet the zoning requirements. The board would like Town Counsel to review the plan before they approve it.  
(11:10 TS) Motion to continue until they have a discussion with Town Counsel, made by Aaron Socrat, 2<sup>nd</sup> by Jake Gniadek. The vote passed unanimously.
2. Public Hearing: 7:00 PM Proposed Amendments to the Town of Douglas Zoning Map, Parcels 112-3, 112-4 and a portion of 118-2 from Industrial zone to RA zone, Brown Road – Possible votes  
Frank Silun 8 Brown Road in Sutton and John Slocum 32 Brown Road joined the table to discuss the reason for the request. Jen Couture stated that per the Town Administrator, the rezone is to avoid spot zoning, and it will make the town's subdivision control laws easier to follow. Ed Taipale representing North Brown, LLC who owns the industrial lands on the other side of Brown Road and stated their concerns that the change includes all of Brown Road among other concerns including accessing their industrial property. The board would like Town Counsel to review the concerns brought by Ed Taipale before they vote on this.  
(25:55 TS) Motion to continue the public hearing to April 23, 2025, at 7 pm, made by Mike Zwicker, 2<sup>nd</sup> by Jake Gniadek. The vote passed unanimously.
3. (26:50 TS) Member Designation for Community Development Director Interview Committee – Possible votes  
Matt Wojcik, Jen Couture and a couple of other departments will be sitting in on this; they have it scheduled for Tuesday for 4 and 5. They are looking for Planning Board members to join in with the interviews and Aaron Socrat and Mike Derosé volunteered.
4. (28:25 TS) Perry Street Discussion  
Mr. Bettencourt gave an update on the property of what has been done to date and what the plan is going forward. They discussed at length the overall development of the property and the stormwater, paving, etc. They talked about the road paving and improvements to the road that Mr. Bettencourt is going to make. Scott Delphos at 214 Perry stated his concerns and issues with the Perry Street extension.
5. (1:25:30 TS) Updates  
There was an update from ASD Solar from Lawrence Cook letting the town know that after heavy rainstorms he has been going by the solar farm on Wallum Lake to check on things and keeping an eye on the erosion controls.
6. (1:26:05 TS) Annual Town Meeting Warrant  
Just an update for the board of what may be on the warrant, William Drive and Whitin Heights have been removed for road acceptance.

(1:27:30 TS) Motion to adjourn the meeting made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin