

PLANNING BOARD
WEDNESDAY, JULY 9, 2025
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, vice chair Meg Schlesman, Aaron Socrat, Mike Derose, Rich Preston, Mike Zwicker, Jake Gniadek, John Charbonneau community development director

Absent: Mike Greco, Ernie Marks - excused

Jake Schultzberg called the meeting to order at 7:00 pm.

1. (0:40 TS) ANR's: NONE
2. (0:40 TS) 7:00 PM Public Hearing: Thomas Fantoni - Application for Accessory Apartment Special Permit (AA-33), 15 Elm Street - Possible votes
Jake Schultzberg declared the public hearing open. The applicant is not present, and the board is tabling this for 15 minutes.
3. (4:05 TS) Town Planner Report
They received a letter from the Open Space Committee regarding donated/sold land, and an email from Les Stevens regarding Stormwater Regulation Subcommittee. Mr. Charbonneau talked to Town Counsel about the Mullin Rule and confirmed that if someone invokes it, they are entitled to participate and vote on the public hearing they missed and they can vote on the minutes of that meeting and other things from that meeting. In order to invoke the Mullin Rule a member must fill out the affidavit, sign it confirming that they reviewed the materials, and get it to the Town Clerk. A separate affidavit must be filled out for each public hearing.
Mr. Charbonneau discussed the issue of older subdivisions, bounds not set, and that is being worked on. One subdivision is Spring Meadow Estates that will be looked into. He also updated the board on working through the electronic filing
4. (10:10 TS) Stormwater Regulations Subcommittee Formation - Discussion
The next step in this is to draft regulations and have the board vote to create the subcommittee and members.
(11:35 TS) Motion to create the Stormwater Regulations Subcommittee for regulations made by Mike Zwicker, 2nd by Jake Gniadek. The vote passed unanimously.
The board discussed having a member from the following boards and committees and 2 members at large:
 - Planning Board
 - Finance Committee
 - Select Board
 - Zoning Board of Appeals
 - Conservation Commission
5. (22:15 TS) 7:00 PM Public Hearing: Thomas Fantoni - Application for Accessory Apartment Special Permit (AA-33), 15 Elm Street - Possible votes
Thomas Fantoni, the applicant, joined remotely and stated that they are proposing an addition to the right of the existing house for an in-law apartment for his mother. John Charbonneau suggested that a condition be made, that during construction that any equipment or machinery access only through the applicant's driveway and not on the abutters right of way/driveway. The board discussed the plan details and noted that on the plot plan, the measurements are incorrect but they are correct on the architectural plan of 32x24 feet.

Michelle Perrotti 11 Elm Street on the abutting property, voiced her concerns about another pathway that looks like it could be another driveway behind the house being used. The board stated that this matter is beyond the board's scope of the matter before them.

(32:10 TS) Motion to close the public hearing made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

(32:35 TS) Motion to approve the accessory apartment for 15 Elm Street, Assessors Map 222, parcel 13 with the amendment made to the plot layout and the conditions on the easement, made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.

6. (33:40 TS) Master Plan Committee update

Rich Preston gave an update of what was covered at their last meeting on June 18 and discussed the population and housing and specifically the moderate to low-income housing and the lack of it in the town. They are about halfway through the process, and at the next meeting on the 16th, they will finish the housing discussion and talk about transportation. Mr. Preston also met with the Select Board to give them an update.

7. (35:10 TS) CMRPC Delegate - Possible votes

(35:30 TS) Motion for Mike Derose to be the CMRPC delegate for the Planning Board made by Aaron Socrat, 2nd by Mike Zwicker. The vote passed unanimously.

8. (35:55 TS) The Lane @ Hunt's Pond (DEF-160628) - Update from Town Planner

John Charbonneau stated that this has been dormant since 2017, he met with representatives from Afonso Development, and they are in negotiations right now to potentially purchase the property from the owner. He was advised by Town Counsel not to release the signed mylars until they have a new covenant in place with the new owner.

(39:50 TS) John Charbonneau is going to reach out to the Building Commissioner on all the items listed under ongoing development on the agenda, as he has had no update recently.

9. (41:10 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.

Mike Zwicker asked if there were any update on the drive through on route 16, Mr. Charbonneau would get an update for the next meeting. The board would also like an update on Whitin Reservoir Estates, and he gave an update on Williams Road. They discussed the issues with arborvitae and the developer putting them in and the maintenance to keep them alive.

10. (49:25 TS) Meeting Minutes: May 14, 2025 & May 28, 2025 - Possible votes

(50:05 TS) Motion to approve the meeting minutes for May 14, 2025, as amended, made by Mike Derose, 2nd by Rich Preston. The vote passed unanimously.

(51:40 TS) The amended rules and regulations will be on the next agenda to finalize the amendments.

Upcoming meetings: August 13, 2025 & September 10, 2025

(56:30 TS) Motion to adjourn made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin