

APPROVED 8/13/2025

PLANNING BOARD
WEDNESDAY, JUNE 11, 2025
RESOURCE ROOM

Attendance: Vice chair Meg Schlesman, Mike Derosé, Rich Preston, Mike Greco, Mike Zwicker, Jake Gniadek, John Charbonneau Community Development Director

Absent: Chair Jake Schultzberg, Aaron Socrat, Ernie Marks - all excused

Meg Schlesman called the meeting to order at 7:01 pm.

1. (0:50 TS) 45 Oak Street, Bluewave Solar Discussion
Mike Zwicker recused himself from this discussion.
Elvira Stridsberg with Bluewave, Greg Morehouse with Mill Creek Renewables to speak about the project. The board received a letter from Ken Frasier the building commissioner dated May 22, 2025, related to a site visit for 45 Oak Street. Mr. Frasier spoke to the items listed in his letter, stating he needed clarification on items that were on the plan that now are not going to be done among other questions. Ms. Stridsberg clarified what their plans are and the building commissioners' concern. There was a lengthy discussion about the concerns with the property and project as to what is being done and not being done per the original approved plans. The board asked for a response to the items listed on the building commissioners list for written clarification as to how the board should move forward and their options for enforcement and permit issuing. Lisa Mosczynski voiced her concerns about heavy runoff of water from the property. Ken Frasier and Elvira Stridsberg responded about the runoff. Mike Zwicker and Mike Fitzpatrick voiced their concerns to the board concerning the project. Bluewave will give a written list of changes to the plan, and the person from Bluewave that can speak to the agricultural plan and the process going forward on the property is requested to attend the next meeting.
(50:55 TS) Mike Zwicker rejoined the meeting
2. (51:05 TS) Update of Master Plan
The next meeting is on June 18; there are no new updates from the last Planning Board meeting update.
3. (52:05 TS) 30 Southwest Main (40B) Street site walk, ZBA (June 11, 2025)
John Charbonneau the Community Development Director stated that a site walk took place at 4 pm today. The applicant is still waiting for their official letter of eligibility from the state to move forward with the town for a permit. They also discussed that a traffic study will have to be done as a part of the application process.
4. (53:35 TS) Subdivision Rules and Regulations
Mr. Charbonneau added this to the agenda to get the ball rolling on this again and he has reviewed the previous draft. He briefly went over some changes he already feels would be beneficial.
5. (56:40 TS) Future Public hearings - 15 Elm St - Accessory Apartment
There was an application received for this property that will be a public hearing for the next meeting in July.

6. (57:15 TS) Ongoing Development

There was a subdivision brought to Mr. Charbonneau's attention yesterday that was approved back in November of 2017 called Lane at Hunts Pond, and he did a site visit because they are looking into making this project active again. Mr. Charbonneau and Town Counsel are discussing whether their approval is still valid and how to move forward with this request.

7. (1:00:15 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.

Mr. Charbonneau discussed the CMRPC delegate and said that the board must select someone to be the delegate. The board tabled the decision to gauge the interest of the members to the next meeting.

Mr. Charbonneau discussed the changes made to the format of the decisions. They also discussed briefly the new accessory apartment bylaw.

Mike Zwicker would like to see the Stormwater subcommittee to start back up to move this forward.

8. (1:10:10 TS) Meeting Minutes

(1:11:15 TS) Motion to accept the meeting minutes of April 23, 2025, as amended, made by Mike Deroose, 2nd Rich Preston. The vote passed unanimously.

(1:12:15 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd Rich Preston. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin