

PLANNING BOARD
WEDNESDAY, AUGUST 13, 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 (unexcused), Ernie Marks (excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. ANR's:
 - a. White Court – Taniel Bedrosion – Possible votes
John Charbonneau presented the project and that each lot contains a minimum of 200 feet of frontage and 90k sq. ft of area required by the zoning bylaws and they each possess adequate access from White Court, which is a publicly maintained road.
(1:20 TS) Motion to endorse the ANR for White Court as presented made by Meg Schlesman, 2nd by Mike Zwicker. The vote passed unanimously.
 - b. (2:45 TS) 43 Manchaug Street – Mark & Debra Dunleavy – Possible votes
The application proposes to create lots 1, 2 & 3, and the existing home is contained in lot 1 that contains a minimum of 20k sq. ft of area and 100 ft of frontage and adequate access off of Manchaug Street (which is a publicly maintained road). Lot 2 also contains the minimum 20k sq. ft area and 100 ft of frontage and adequate access off of Manchaug Street. Lot 2 also contains a utility easement that would serve the proposed Lot 3 in the rear. Lot 3 is proposed as a lot frontage exception lot and it contains the criteria for a lot frontage lot, it contains three times the minimum required lot area for the zoning district. Mark Allen with Allen Engineering answered the board's questions and concerns via remote. The board would like to extend this to the next meeting and Mr. Allen stated that he does not have the authority to grant an extension so if the board's decision is to deny this and have them reapply, he will let the applicant know.
(20:00 TS) Motion to endorse the ANR plan for Manchaug Street, made by Mike Derose, 2nd by Aaron Socrat. Roll call vote – Meg Schlesman, Aaron Socrat, Mike Derose, Rich Preston, Mike Zwicker, Jake Gniadek all NOT in favor.
(21:15 TS) Motion to waive the fee for refiling on the 43 Manchaug Street ANR plan, made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.
2. (21:35 TS) Public Hearings: NONE
3. (21:45 TS) Additional Business:
 - a. Letter of Support T-Mobile Grant for Open Space Committee – Possible votes
Becky Gallagher with the Open Space Committee to explain that the Open Space Committee is going to apply for a grant to get a parking area established, access to the backside of Keeven property opened up and a kiosk installed. She went over details of the project, and she is before the board tonight to request a letter of support.
(27:35 TS) Motion to support the letter that has been presented to the board tonight and to support the engagement with the Open Space Committee on the property on SE Main Street and whatever endeavor to raise funds, made by Aaron Socrat, 2nd by Mike Zwicker. The vote passed unanimously.

(28:10 TS) Motion to give Jake Schultzberg permission to sign the letter and have John Charbonneau stamp it, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

b. (29:05 TS) Master Plan Committee Update
At the last meeting, they completed the discussion on the population and housing element findings and proposed recommendations by CMRPC and began a discussion on the transportation circulation element covering roads, bridges, sidewalks, and traffic circulation patterns. At the next meeting, they will be discussing CMRPC's findings regarding town services facilities.

c. (32:20 TS) Subdivision Regulations – Discussion
John Charbonneau presented the draft to the board so that they can review and have a discussion at the next meeting. He stated that a public hearing has to be held by the Planning Board for any changes to the subdivision. The board discussed opinions on some town regulations regarding the developer and the town residents and affordable housing in the town, etc.

d. (51:20 TS) Stormwater Regulations Subcommittee Membership
John Charbonneau's suggestion for the board's consideration for membership of this bylaw committee is as follows:

- Planning Board
- Select Board
- Conservation Representative
- And then appoint Margaret Bacon and Carol Gogolinski

Then there is a five-member committee. The board discussed talking to Les Stevens to see if the 7-member Stakeholder Committee that already set up all the bylaws will get together for this and go the next step and if not, they will stick with the 5-member board suggested.

4. (57:00 TS) Ongoing Development

- a. The Cubes at Gilboa (SPR-220215) – This is complete and still looking for an occupant. The board decided to remove it from the agenda because the project is complete.
- b. Business Park @ Legacy Circle (DEF-2018-18) - They are expecting a resolution to the appeal soon
- c. BW Solar @ Oak St, (SPR-200203 & SR-200203) – this will be on the next agenda
- d. Stone Gate Development (DEF-020319) – No update
- e. Whitin Reservoir Estates (MOD-120906) – they are waiting for an engineer to be hired before they proceed with the subdivision.
- f. Deer Crossing (DEF-030612) – no update
- g. Gilboa Court Ext (DEF-170222) – possibly construction beginning this fall.
- h. Evergreen Estates (DEF-061010) – no update
- i. Sleepy Hollow (DEF-160316) – the road has been accepted, and they are working on getting the post town meeting documents processed.
- j. Hawk Hill Farms (RC-210701) – no update, this is ongoing.
- k. Sutton/Douglas Development (DEF-220215) – Construction may begin in the spring of 2026.
- l. ASD Wallum Solar, LLC (SPR-181002) – no update
- m. O'Leary Welding (SPR-24-0305) – under construction
- n. Douglas Package Store (SPR-23-0425) – have received their demolition permits
- o. 286 Webster Street (ER-24050) – no update
- p. The Lane @ Hunt's Pond (DEF-160628) – the sale is in process.

5. (1:03:00 TS) Town Planner Report – NONE

6. (1:03:10 TS) Signatures:

- a. Decision – 15 Elm St AA – Special Permit – John Charbonneau went over the board's conditions from the last meeting.
- b. Authorized agents for ANR signatures Registry of Deeds – there is a form that needs to be signed to update the signatures.
- c. Vouchers

7. (1:06:10 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.
Mike Derose just attended his first CMRPC discussion that had to do with battery storage facilities. He talked about a town near Quabbin Reservoir that is dealing with this and not in agreement with the decision, they felt that they did not have a say and the town had no resources to help. They discussed the concerns about these new developments for towns.

8. (1:14:30 TS) Minutes: May 28, 2025 & June 11, 2025 – Possible votes
(1:16:55 TS) Motion to accept the meeting minutes for May 28, 2025, as presented, made by Jake Gniadek, 2nd by Meg Schlesman. The vote passed unanimously.
(1:19:00 TS) Motion to accept the meeting minutes for June 11, 2025, as amended, made by Meg Schlesman, 2nd by Jake Gniadek. The vote passed unanimously.

Upcoming meetings: September 10, 2025 & September 24, 2025

(1:19:35 TS) Jake Schultzberg declared the meeting adjourned.

Respectfully submitted,

Stephenie Gosselin