

Master Plan Committee

Meeting Minutes

October 15, 2025

Meeting called to order at 5:04pm.

Attendance: Richard Preston, Linda Brown, Bob Minarik, Mike Zwicker, Meg Schlesman, Ross Smith, Carol Gogolinski, Gordon Larrivee, Rebecca Lavalley, Rob Leonardi and Margaret Bacon. Bob Moran on Zoom. Excused are Dan Mascroft and John Charbonneau Community Development Director.

1. Minutes from September 17, 2025. Bob Minarik motions to approve the minutes as amended. Ross Smith seconds the motion. Mike Zwicker, Linda Brown, Rebecca Lavalley, Meg Schlesman and Gordon Larrivee abstain. The motion passes.
2. Discussion: Continuation of Key Findings & Action Items for Open Space and Recreation Chapter and Natural, Cultural & Historic Resources Chapter. Representatives from CMRPC are Emily Glaubitz and Sam Carter and Charlotte on Zoom. Sam talks about Right to Farm Bylaw (RTF) and Agricultural Commission (AGC). Rich Preston states the RTF proponents will be on our Oct. 29, 2025 agenda and representatives will speak and answer questions.

Action items:

- Develop a Historic Preservation Plan. The 2008 Douglas Reconnaissance Plan can help with historic preservation.
 - Community Preservation Act
 - Chapter 61 opportunities. The Open Space Committee is working on a plan that includes Chapter 61 lands and wild life corridors.
 - Reduce flooding concerns and utilizing storm/rain gardens
 - Updating bylaws to better support agriculture.
 - Developing area in RC2 on Rt 16 between the gazebo/common area and Wallum Lake Road with businesses that would complement the Douglas State Forest.
 - Easy notification access to town events, voting information and public meetings. Getting our schools/students involved.
 - Pocket parks in high density areas.
 - Update ADA plans.
 - Explore reuse of old buildings.
 - Mumford River Walk
 - Promote low impact development
 - Host Volunteer Night to introduce residents to various civic engagement opportunities.
 - Create on the town webpage a category dedicated to open space/recreation trails & opportunities. We agree our town website is complicated to navigate.
3. Discussion: Photo contest for pictures needed in the completed Master Plan book. We agree to do this and have different categories with prizes. The Master Plan Committee will be the judges. Perhaps a slide show at the end to include all the photos submitted on our town website. Emily will get started on this and present it at our next meeting.
 4. Discussion: Key Findings & Action Items for Economic Development Chapter.

- Downtown offers numerous assets.
 - How the town can grow its commercial tax base. There has been significant progress in recent years along the Rt 146 corridor. Infrastructure improvements have been constructed in this area with room for more industry. One large warehouse has already been constructed in this area.
 - Traffic flow and infrastructure issues threaten downtown Douglas vitality. The downtown area has many small businesses. There are challenges with parking and traffic congestion.
 - The Mumford River is a natural asset downtown. The proposed B Street Mumford River Park land is on the Nov. 17, 2025 Town Meeting Warrant to be donated by the owner to the town.
 - Main Street/downtown is very narrow with challenging sidewalks.
 - Organize downtown businesses for year-round programming and beautification projects.
 - Organize a farmers' market at the old VFW/Center School Rt 16 near the gazebo.
 - Ecotourism opportunities.
 - Streamlining permit processing is an important part of all growth.
 - Utilize 43D expedited permitting
 - Expand essential infrastructure to facilitate new development. Sewer infrastructure is limited to East Douglas area. Douglas should expand water & sewer to include Davis Street, Webster Street and all of Main Street.
 - Install wayfinding signage in key areas
 - Plan and implement street scaping in downtown. Bob Minarik will speak to Matt Wojack about using Weston & Sampson to create a streetscape design concept for our downtown area. Margaret Bacon will also look getting a price and a preliminary downtown streetscape concept.
5. Ross Smith motions to adjourn at 7:15pm. Rob Leonardi seconds the motion. The motion passes.

Linda Brown
Master Plan Committee
Secretary