

PLANNING BOARD MEETING  
WEDNESDAY, September 24, 2025  
RESOURCE ROOM  
A G E N D A  
7:00 PM

Jake Schultzberg called the meeting to order at 7 pm.

1. **Attendance:** Chair Jake Schultzberg, Vice chair Meg Schlesman, Aaron Socrat, Mike Derose, Rich Preston, Mike Greco, Mike Zwicker, Jake Gniadek, John Charbonneau Town Planner
2. **(3:35 TS) ANR's:** 140 Wallis Street (Paul & Beth Boutiette) – Possible Votes  
John Charbonneau stated that the plan shows a new lot line created as an extension of the existing lot line that separates 134 and 136, he went over the other details of the plan and stated that it complies with the plan requirements for endorsement.  
(1:30 TS) Motion to endorse the ANR for 130 Wallis Street, made by Jake Gniadek, 2<sup>nd</sup> by Mike Zwicker. The vote passed unanimously.
3. **(5:30 TS) DISCUSSION:** 43 Manchaug Street Access (Mark Dunleavy)  
Mark and Deb Dunleavy discussed the ANR possible changes and they handed out pictures of the house. They gave an update of the project that they decided not to do a subdivision and reduce the number of lots and do an ANR plan. They are looking to see if the board would be amenable to consider approval of an amended ANR with the change in the driveway. The Board discussed some concerns about the driveway. The Board feels favorable about the changes that have been made to the plan.
4. **(16:00 TS) PUBLIC HEARINGS:**

**7:00 PM:** Proposed Amendments to “Section 2.2 “Overlay Districts”, Section 2.3 “Map”, Section 3.1.3 and Appendix A “Table of Use Regulations” and Section 4.1.3 and Appendix B “Table of Dimensional Regulations” of the Zoning Bylaws by creating a Warehouse Overlay District over parcels 115-8, 115-5, 115-3, 115-2, 115-1, 114-2, 114-1, 113-2 & portion of 113-1 - Possible Votes

Jake Schultzberg declared the Public Hearing open, Frank Petkunas representing CRG, Todd Morey with Beals Associates and Attorney Daniel Bailey with Pierce Attwood to do their presentation for the Board. They went over the project details and stated they were approached by a very large and very reputable company about 3 or months ago with an interest in building a 1.7 million square foot building on the subject site and in the end, they would like to own it. This project is projected to create more than 1000 new jobs, and it will be warehousing. The project requires addition height to the approved building. Todd Morey went through his presentation for the overlay with the details of size and height and the whole project and showed photos for proposed plan for the site of different angles. John Charbonneau stated that if this project goes forward there would be a separate public hearing for the process for the building and development of the site itself. John Charbonneau acknowledged that the only relief they are seeking is for the height of the building and his recommendation to the Board would be to leave the public hearing open in the case that the Board needs to accept new testimony and see what happens when they before the Zoning Board of Appeals.

(34:00 TS) Motion to continue the public hearing to October 8, 2025, at 7 pm, made by Mike Zwicker, 2<sup>nd</sup> by Aaron Socrat. The vote passed unanimously.

**5. ADDITIONAL BUSINESS:**

- a. (35:50 TS) 45 Oak Street Solar Discussion – Mike Zwicker recused himself from the discussion. Bharath Srinivasan with BlueWave, Tad Heuer BlueWave Counsel, and Rich Kepner the construction manager, and Chris Drexel project manager discussed the concerns of the Board and an update of what they have done since the last meeting. Ken Frasier gave an overview of what he saw on his site walk last week. They discussed the changes item by item in detail.  
(1:04:50 TS) Mike Zwicker returned to the table
- b. (1:04:55 TS) 53G-Bond Account Refunds – Possible Votes – Jen Couture has provided a few 53G accounts that are ready to close out so the Board needs to vote to release the remaining funds in these accounts. They are Douglas Properties LLC (Cliff Van Reed) and Sleepy Hollow (Joseph Road).  
(1:06:05 TS) Motion to release the remaining funds in the 53G account for Lakewood Estates, made by Mike DeRose, 2<sup>nd</sup> by Meg Schlesman. The vote passed unanimously.  
(1:06:40 TS) Motion to release the remaining funds in the 53G account for JMT Sleepy Hollow, made by Meg Schlesman, 2<sup>nd</sup> by Mike DeRose. The vote passed unanimously.

(1:08:00 TS) John Charbonneau introduced the Town of Douglas' new Legal Counsel to the board members.

- c. (1:08:50 TS) Subdivision Bounds List Discussion – John Charbonneau will need to check with Zack (the surveyor) on Spring Meadow Estates and ones that need bounds are Brookside Estates, Darling Way and Douglas Hill Estates. They discussed setting an amount to have go to Town Meeting so that they can have the bounds finished up and discussed what information they would like to have regarding the remaining bounds.
- d. (1:20:00 TS) Master Plan Committee Update – Rich Preston updated the Board about the last meeting on September 17<sup>th</sup> and discussed Open Space and Recreation and covered cultural and historic resource elements; the next meeting is October 15.

**6. (1:19:00 TS) Town Planner Report**

John Charbonneau addressed some concerns that are being posted on social media, about what the Board is approving and denying. Mr. Charbonneau stated that law as far as approving and denying projects restricts the Planning Board. He felt he needed to educate the public with their concerns and questions on the process of what the Planning Board is bound to by law for their decisions. Mr. Charbonneau has also been working the accessory apartments that have been approved, he completed a spreadsheet to track all of the town's accessory apartments, and his goal is to have something prepared for Spring Town Meeting for a vote. Mr. Charbonneau gave an update on the locking of the Town Hall building security with the new key system.

- e. (1:32:40 TS) Subdivision Rules & Regulations Amendment Discussion – John Charbonneau stated that in his opinion, most of the changes being recommended are editorial and not substantial that would require a lot of debate. They will put this on the next agenda for discussion so the Board has time to review the document.

**6. ONGOING DEVELOPMENT:**

- a. (1:38:55 TS) Hawk Hill Farms (RC-210701) – John Charbonneau updated that Meg Schlesman came into his office to let him know that she was getting ready to plant shrubs per the requirement. There needs to be some research done to find out what

the specific detail requirements for the shrubs were. They discussed at length plantings and landscaping requirements.

b. (1:48:35 TS) Douglas Package Store (SPR 23-0425) – The Package Store has been demolished

8. **(1:49:00 TS) SIGNATURES:**  
a. Vouchers

9. **(1:49:05 TS) Open Session for Topics not reasonably anticipated 48 hours in advance of the meeting**

10. **(1:49:15 TS) MINUTES:** August 13, 2025 – Possible Votes

11. **(1:52:20 TS) Motion to accept the August 13, 2025, meeting minutes as amended, made by Mike Derose, 2<sup>nd</sup> by Jake Gniadek.** The vote passed unanimously.

**Next Meeting(s): October 8, 2025 & October 22, 2025**

11. **(1:52:40 TS) ADJOURNMENT – Motion to adjourn the meeting made by Rich Preston, 2<sup>nd</sup> by Jake Gniadek.** The vote passed unanimously.

**Respectfully submitted**

**Stephenie Gosselin**