

ZONING BOARD OF APPEALS MEETING
WEDNESDAY, October 1, 2025
Resource Room
A G E N D A
7:00 PM

Attendance: Vice chair Mike Fitzpatrick, Jim Palmer, Sean Holland, Ron Forget, Margaret Bacon, Les Stevens, Ken Frasier Building Inspector, Attorney Peter Mello with Murphy, Hesse, Toomey & Lehane, LLP Town Counsel

Absent: Chair Dan Heney (excused)

Mike Fitzpatrick called the meeting to order at 7 pm.

1. **(0:35 TS) 7:00 PM PUBLIC HEARING: CRG Acquisitions, LLC (#2025-10) 150 Gilboa St and other adjacent parcels, 113/2, 114/1-2, 115/1-3, 115/5, 115/8 & a portion of 113/1 (Variance)**

Date of Application: 9/10/2025

Decision Date for Variance: 100 Days from date of Application (12/19/2025)
(0:40 TS) Motion to open the public hearing made by Les Stevens, 2nd by Jim Palmer. The vote passed unanimously.

The request is for a variance to permit a structure up to 85 feet in height. Frank Petkunas with CRG, Todd Morey with Beals Associates, and Kathleen Hire with Pierce Atwood their legal counsel to discuss the company that has an interest in owning a 1.7 million square foot facility in Massachusetts. This company liked the site, but they need to get approval for the height before they move forward. Todd Morey showed the site plans and went over the concept plan details. The property is in Douglas, Sutton and Uxbridge and they will be going before the other towns for approval as needed as well. They showed some visual renderings of the proposed building. There were questions and concerns about the height of the roof for access for the fire department. Margaret Bacon was interested in doing a site visit to ease her concerns she has about the height of the building. Carol Gogolinski, 55 Island Road stated that the building would be lower than the gravel piles.

(35:50 TS) Motion to close the public hearing made by Les Stevens, 2nd by Ron Forget. The vote passed unanimously.

(36:10 TS) Motion to approve the height variance for 85 feet for CRG Acquisitions, LLC located at 150 Gilboa Street and other adjacent parcels referenced in the public hearing notice for case number 2025-10, with findings and facts that the site was already granted two previous height variances of 75 feet and 90 feet by the ZBA of prior decisions, made by Les Stevens, 2nd by Jim Palmer. The vote passed unanimously.

2. **(38:35 TS) North Village Project – 40B – Possible Votes**

The representative of North Village is not present tonight. Douglas Bush with Haley Ward Engineering, to provide the inspection services for the town of Douglas ZBA. Mr. Bush went out Monday to check the site and gave an update that the driveways are all done and he asked North Brown's engineer to provide an analysis of some of the basins that have been repaired that were not draining. They discussed at length the lighting, pavement, basins, rain gardens and drainage and gutter and to what is on the plan to be done. James Kohnke, 36 Compass Point Drive expressed his concerns about the items he had issues with and it has been months since things have been addressed. The board stated that North Brown was not present nor the chairperson to the board tonight.

DISCUSSION:

1. (1:16:50 TS) Approve Minutes: June 4, 2025, July 9, 2025 & August 6, 2025 – Possible Votes
(1:18:20 TS) Motion to approve the June 4, 2025, meeting minutes as written, made by Les Stevens, 2nd by Jim Palmer. The vote passed unanimously.
(1:20:05 TS) Motion to approve the July 9, 2025, meeting minutes as written, made by Les Stevens, 2nd by Jim Palmer. The vote passes unanimously.
They are going to hold off on the August minutes to have more detail added about the Randor agenda item.

Upcoming Meeting: November 5, 2025 & December 3, 2025

(1:22:35 TS) Motion to adjourn the meeting made by Les Stevens, 2nd by Jim Palmer. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin