

**PLANNING BOARD MEETING
WEDNESDAY, October 8, 2025**

APPROVED 12/10/2025

Jake Schultzberg called the meeting to order at 7 pm.

Attendance: Chair Jake Schultzberg, vice chair Meg Schlesman, Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Jake Gniadek, John Charbonneau Town Planner

Absent: Mike Derose & Ernest Marks (excused)

(00:30 TS) ANR's: 43 Manchaug Street - Possible Votes

John Charbonneau stated that the plan reflects the changes proposed by the Dunleavy's at the last meeting and seems to resolve the access issue that had caused the denial.

(1:25 TS) Motion to endorse the ANR for 43 Manchaug Street, made by Mike Zwicker, 2nd by Jake Gniadek. The vote passed unanimously.

(65:20 TS) PUBLIC HEARINGS:

CONTINUED from September 24, 2025: 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

John Charbonneau stated that a decision has been drafted, reviewed, and approved by the Zoning Board of Appeals. Mr. Charbonneau's recommendation is that the Board continue without testimony to the meeting on November 12, to wait for the 20-day review period to fully expire.

(6:40 TS) Motion to continue the public hearing for the proposed amendments for the Overlay Districts to November 12, 2025, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

ADDITIONAL BUSINESS:

(7:25 TS) 45 Oak Street Solar (Blue Wave) Minor Modifications – Possible Votes

Mike Zwicker recused himself from the discussion. Chris Drexel, vice president of project execution from BlueWave and Tad Heuer, Counsel for BlueWave to discuss the changes and updates, for erosion controls, signage, key locks, trainings with fire departments, cleanout of basins, etc. Ken Frasier Building Inspector gave his update and stated that when he visited the site it was greatly improved and he is happy with the way the site is moving currently. Mr. Drexel asked about the minor modification request, went through the remaining tasks, and said that they will be completed by November 21, 2025. Mr. Drexel went over the minor modifications for the shed size and fence relocation. John Charbonneau requested to have the plans updated with the revision date.

(24:35 TS) Motion to approve the minor modifications, made by Meg Schlesman, 2nd by Rich Preston. The vote passed unanimously.

(26:00 TS) Mike Zwicker rejoined the table.

(26:05 TS) JMT Sleepy Hollow Subdivision Bond Release – Possible Votes

John Charbonneau stated that the amount of \$34k is not going to change for the bond amount.

(26:35 TS) Motion to return from the account listed on the document provided for \$34k back to JMT Sleepy Hollow, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

(27:45 TS) Master Plan Committee Update

Rich Preston updated that the Master Plan Committee has not met since the last Planning Board meeting and will be meeting on October 15, to continue the discussion on open space and recreation and cultural and historic resources and begin a discussion on economic development findings and recommendation action items.

(28:15 TS) Subdivision Rules & Regulations Amendment Discussion (Review process & public hearing).

John Charbonneau would like to discuss how the Board would like to proceed with the subdivision rules and regulations amendment and go through some of their options to work through them. They went over the changes item by item on the document. They discussed the bonds and road size at length; they skipped over the sidewalks so that they could get Adam Forno and Ken Frasier's' recommendations for that topic. They discussed zoning and the driveways with shared driveways regarding access and safety access.

(1:11:50 TS) ONGOING DEVELOPMENT:

The Lane @ Hunt's Pond (DEF-160628) – Their covenant looks to be about to be finalized

(1:12:10 TS) Town Planner Report

John Charbonneau communicated with Zack today and he is finalizing the plans for the bounds that were set for Spring Meadow Estates. Mr. Charbonneau will have another conversation with him about the other bounds that need to be done that are left on other subdivisions.

Town Planner vacation & status of October 22, 2025 meeting

John Charbonneau is going to be on vacation for the board's next meeting on October 22, the board decided to tentatively cancel that meeting.

(1:15:45 TS) Open Session for Topics not reasonably anticipated 48 hours in advance of the meeting. NONE

Next Meeting(s): October 22, 2025 (tentatively cancelled) & November 12, 2025

(1:15:50 TS) ADJOURNMENT – Motion to adjourn the meeting, made by Rich Preston, 2nd by Mike Greco. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin