

PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 10, 2025

APPROVED 12/10/2025

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

Absent: Ernie Marks (Excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:30 TS) 7:00pm to 7:30pm – Public Forum – Hazard Mitigation Plan (Craig Pereira)

Craig Pereira with Horsley Witten Group presented the hazard mitigation plan update project, and the public comment period ends for this on Friday and following this, the plan will be submitted to MEMA and the FEMA for review and approval. He passed around a sign in sheet that FEMA and MEMA require as a part of the submission. They went through each slide of the presentation in detail that included, the mitigation process, outreach and coordination, Assess risks hazard index, economic vulnerability analysis, social vulnerability, mitigation strategy and measures, Staplee method of prioritization of actions, project schedule. Mr. Pereira went over the details of the process of adopting and approving the plan.

2. (34:20 TS) ANR's: 173 West Street – Jason Curran – Possible Votes

Jason Curran the applicant explained the request and John Charbonneau stated that the plan shows a proposed lot A to be created as a frontage exception lot and it complies with section 4.3. Lot A contains the required two times the lot area required in the RA zoning district and the minimum required 40 feet of frontage off of Cross Street. Mr. Charbonneau recommends endorsement.

(36:15 TS) Motion to endorse the ANR for 173 West Street, made by Mike Zwicker, 2nd by Jake Gniadek. The vote passed unanimously.

3. (37:00 TS) ADDITIONAL BUSINESS:

a. (37:05 TS) 45 Oak St – BlueWave Solar – Possible Votes

Mike Zwicker recused himself from the discussion. Ken Frasier Building Commissioner stated nothing has been done since the last time he had been down to the site aside from putting a rough coat of asphalt on the entrance way. Mr. Frasier has found out they are operating as a business and they do not have their certificate of completion, so he is pursuing advice of town legal counsel on how to handle the matter. He has still not received any updated monitoring reports, and no action has been taken for the agricultural portion of the site. Elvira Stridsberg and Chris Drexel with BlueWave and their legal counsel joined the table discussion. Elvira addressed some of the comments from Mr. Frasier and that they hired a contractor to start the agricultural infrastructure portion and she addressed the paving. They discussed the phasing and the operating as a business and the public safety access and asked that the access be taken care of this week. Howard Ballou, 55 Cedar St questioned the soil nutrients so that the area can be farmed and have livestock as planned. They discussed back and forth whether they should be able to operate the solar portion before having the agriculture done. There was a lengthy discussion about the agricultural portion of this project and the possibility of it not working out and that would most

likely result in a tax change. Mr. Frasier would like to emphasize the importance of receiving status reports and updates, as he is initially the one who is going to issue the Occupancy Permit. The board thanked BlueWave for finding a solution to the pump that is not a generator. BlueWave will need to submit a modification request for the shed size for the next meeting to get that project started.

BlueWave will work on the items the board requested in the next two weeks and will be back at the next with an update.

(1:19:00 TS) Mike Zwicker joined the table.

b. (1:19:20 TS) Right-to-Farm Bylaw – Possible Votes

This is going to be a general bylaw, so the Planning Board is not required to hold a public hearing pursuant to Mass General Laws because it is not a zoning bylaw amendment. However, John Charbonneau thought it would be useful for the board to have a discussion because the board has right to take a position on this bylaw and recommend either favorable or unfavorable action or no action or take no position at town meeting. They had a lengthy discussion about the proposed bylaw, and Mr. Charbonneau expressed his concern for it because it has not been examined by town boards and was submitted by a landowner in town so there has been no review and consideration for unintended consequences. The board agrees that this could potentially be a problem for neighboring residents with the current language in the proposed bylaw. The board has many concerns and issues with the bylaw as it is written.

(1:44:15 TS) Motion to not support the right to farm bylaw article and the establishment of the committee article, made by Mike Zwicker, 2nd by Mike Derose. The vote passed unanimously.

c. (1:45:55 TS) Subdivision Regulations – Discussion

In consideration of the time, John Charbonneau recommended this discussion be tabled for the next meeting.

d. (1:46:05 TS) Appointment to Water Regulations Subcommittee – Possible Votes

(1:47:05 TS) Motion to have Mike Zwicker continue being the Planning Board representative for the subcommittee, made by Meg Schlesman, 2nd by Rich Preston. The vote passed unanimously.

(1:47:40 TS) Motion for the Stakeholders Committee stays intact for the regulation portion with the addition of Jake Schultzberg, made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.

e. (1:48:30 TS) Master Plan Committee - Update

Rich Preston gave an update, and the committee has not met since he last updated, and the next meeting is September 17. They will be continuing their discussion on town service facilities and discussing open space and recreation. John Charbonneau pulled together information for traffic counts for the upcoming meeting.

4. ONGOING DEVELOPMENT:

- a. (1:49:50 TS) The Lane @ Hunt's Pond (DEF-160628) – this has not officially changed ownership; they are still working through figuring it out.
- b. (1:50:15 TS) William Estates – Haley Ward issued a revised letter a couple weeks ago, John Charbonneau will be scheduling a meeting with the developer, Haley Ward and Ken Frasier in the next week or so to get this finalized.
- c. (1:50:45 TS) Whitin Reservoir Estates (MOD-120906) – John Charbonneau and Ken Frasier met with the new engineer on site last week and reviewed what needed to be done for that road acceptance.
- d. (1:53:20 TS) Douglas Package Store (SPR 23-0425) – They received their demolition permit.

5. **(1:53:40 TS) Town Planner Report**

- Announcement about new counsel. John will be discussing BlueWave and the ADU bylaw with them.
- Potential Warehouse Overlay District Discussion (Upcoming Public Hearing) They briefly talked about the potential warehouse overlay district discussion and there will be a public hearing on the 24th for this. There is a company that is buying parcels over at Pyne Sand and Gravel and they are putting together 2 options for a warehouse.
(2:01:05 TS) Motion to continue the meeting for 15 minutes, made by Rich Preston, 2nd by Jake Gniadek. The vote passed unanimously.

6. **(2:01:25 TS) SIGNATURES:**

- a. Vouchers

John Charbonneau asked if the board would consider signed documents at the end of each agenda item that calls for signatures to reduce confusion and chasing signatures at the close of the meeting. The board agreed that sounds like a good procedure to adopt moving forward.

7. **(2:04:40 TS) MINUTES:** July 9, 2025 – Possible Votes

(2:05:10 TS) Motion to approve the minutes of July 9, 2025, made by Meg Schlesman, 2nd by Rich Preston. The vote passed unanimously.

8. **(2:05:30 TS) Open Session for Topics not reasonably anticipated 48 hours in advance of the meeting.**

NONE.

Next Meeting(s): September 24, 2025 & October 8, 2025

9. **ADJOURNMENT**

(2:05:40 TS) Motion to adjourn Mike Greco, 2nd by Mike Zwicker. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin