

Planning Board Meeting Minutes
November 12, 2025

Jake Schultzberg called the meeting to order at 7 pm.

1. **Attendance – Chair Jake Schultzberg, Vice chair Meg Schlesman, Mike Derose, Rich Preston, Mike Greco, Mike Zwicker, Aaron Socrat, John Charbonneau Town Planner (remote)**

Absent: Jake Gniadek, Ernie Marks (both excused)

2. **(0:45 TS) ANR's: NONE**

3. **(0:50 TS) PUBLIC HEARINGS:**

7:00 PM 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**

The applicant requested a withdrawal; Mr. Charbonneau suggested the board close the public hearing with no further action.

(1:40 TS) Motion to close the public hearing made by Rich Preston, 2nd by Mike Zwicker. The vote passed unanimously.

4. **ADDITIONAL BUSINESS:**

- a. **(2:20 TS) Spring Meadows Estates Bounds – Update**

The engineer Zachary Gless with Existing Grade, Inc. for this project brought stamped copies of the plan to the office this morning. Mr. Gless did a full property survey, delineating and installing any of the roadway monuments that either were not found and ensuring the proper placement of ones already placed. This project is complete.

- b. **(7:20 TS) 2026 Meeting Schedule – **Possible Votes****

(11:40 TS) Motion to accept the 2026 meeting schedule as amended, made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

- c. **(11:55 TS) 53G Refund - **Possible Votes****

The refund before the board is for SPR – 211213, Douglas Convenience 74 Main Street project is not moving forward and refund amount for approximately \$860.54 plus any additional interest.

(12:30 TS) Motion to release the refund for SPR – 211213, Douglas Convenience 74 Main Street project in amount of \$860.54 plus any additional interest, made by Mike Derose, 2nd by Aaron Socrat. The vote passed unanimously.

- d. **(14:15 TS) Master Plan Committee Update – The last meeting was October 29, and met with the right to farm petition proponents, they discussed a photo**

contest for images that can be used in the master plan, they also discussed the economic development element findings and recommendations. The next meeting is November 19.

e. Subdivision Rules & Regulations Amendment Discussion (Sidewalks/Grass Strips & Performance Bonds)

John Charbonneau discussed the performance bond language that was reviewed by himself and Attorney Kate Connelly, Town Council and went over other language edits and all has been endorsed and agreed by Town Council. Adam Forno, the Highway Superintendent, discussed changes recommended and went over the items that he feels comfortable currently in the document. The members discussed working on the language for the trees and discussed at length the rest of the document language. They will go through the document again at the next meeting with the changes discussed made from tonight.

f. (48:30 TS) Discussion on future Zoning Bylaw amendment priorities

John Charbonneau is going to be sitting down with Ken Frasier next week to work on this; he has in the meantime been working on the amendments to the accessory dwelling unit by-laws. They discussed 55 plus housing and affordability housing

5. (55:10 TS) ONGOING DEVELOPMENT:

- a. The Cubes at Gilboa (SPR-220215) – John Charbonneau stated that he has been informed that there may be a tenant for this building within the next month.
- b. Business Park @ Legacy Circle (DEF-2018-18)
- c. BW Solar @ Oak St, (SPR-200203 & SR-200203)
- d. Stone Gate Development (DEF- 020319)
- e. Whitin Reservoir Estates (MOD-120906)
- f. Deer Crossing (DEF- 030612)
- g. Gilboa Court Ext (DEF-170222)
- h. Evergreen Estates (DEF- 061010)
- i. William Estates (DEF-060712)
- j. Hawk Hill Farms (RC-210701)
- k. Sutton/Douglas Development (DEF-220215)
- l. ASD Wallum Solar, LLC (SPR-181002)
- m. O'Leary Welding (SPR 24-0305)
- n. Douglas Package Store (SPR 23-0425)
- o. 286 Webster Street (ER-24050)
- p. The Lane @ Hunt's Pond (DEF-160628) – Alfonso Development who bought the subdivision has come into agreement on a new covenant with the previous owner and has been signed off on by Town Council as of the last day or two. This be before the board on December 10th to endorse the covenant

6. (56:30 TS) Town Planner Report – Mike Zwicker recused himself from the conversation.

- a. 45 Oak Street Solar Project Update Table – John Charbonneau does not have any new updates; they are moving in a good direction with the project.

(58:00 TS) Mike Zwicker rejoined the meeting discussion.

- 7. **SIGNATURES:**
 - a. Vouchers
- 8. **(58:05 TS) Open Session for Topics not reasonably anticipated 48 hours in advance of the meeting. NONE**
- 9. **(58:15 TS) MINUTES:** September 10, 2025 & September 24, 2025 – Possible Votes
 - (1:07:50 TS) Motion to accept the meeting minutes for September 24, 2025, as amended, made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.

Next Meeting(s): December 10, 2025 & TBD

- 10. **(1:08:35 TS) ADJOURNMENT - Motion to adjourn the meeting made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.**

Respectfully submitted,

Stephenie Gosselin