

APPROVED 7/28/2022

PLANNING BOARD MEETING  
THURSDAY, MAY 26, 2022  
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Meghan Schlesman (remote), Matt Benoit Community Development Director.

Absent: Vice-chair Jake Schultzberg

Chair Tracy Sharkey called meeting to order at 7:05 PM.

1. (7:05 PM) (0:10) Reorganization  
Board will wait for all members to be present.
2. (7:05 PM) (0:33) Citizens Forum: Call for public comment  
NONE
3. ANR's: NONE
4. Public Hearings:
  - (7:05 PM) (0:40) Public Hearing Continued from 5/12/2022: CRG Services Management, LLC. - Application for Site Plan Review (SPR-220215)  
105 & 123 Gilboa St & 470 Northeast Main St – Possible Votes  
Todd Morey Beals Associates, Frank Petkunas CRG, and Bob Minarik to present plans. There are no new updates all the comments have been answered and Mr. Morey is requesting to close the public hearing. The board asked if they have a breakdown of construction sequence, Mr. Benoit responded that one of the conditions was to provide a construction phasing plan.  
The Board is going to table this until the password can be taken off to join online so that the public can comment on this.  
(7:10 PM) (5:20) Motion to continue hearing to 7:20 PM made by Ernie Marks, seconded by Mike Zwicker. All members in favor.

Cable must log off of Zoom in order to remove the password and reconnect.

(7:11 PM) (6:35 PM) Motion to pause and recess the meeting at 7:11 PM made by Ernie Marks, seconded by Mike Zwicker. All members in favor.

(7:20 PM) (6:50) Motion to reconvene meeting at 7:20 PM made by Mike Zwicker, seconded by Ernie Marks. All members in favor.

(7:20 PM) (7:10) Public Hearing Continued from recess: CRG Services Management, LLC.,  
(7:21 PM) (8:05) Motion to close public hearing made by Mike Zwicker, seconded by Mike Greco. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker all in favor, Meg Schlesman abstains.

(7:21 PM) (8:47) Motion to grant the site plan approval with conditions made by Mike Zwicker, seconded by Mike Greco. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker all in favor, Meg Schlesman abstains.

- (7:22 PM) (9:43) Public Hearing Continued from 5/12/2022: Sutton Douglas Development – Application for Definitive Subdivision (DEF-220215)

0 Mumford Rd & 5 Forest St – Possible Votes

Wayne Belec with Land Design Collaborative with Tim Flynn of Flynn Build and Develop, and Jeff Walsh with Graves Engineering remotely that has done the peer review. Chair Ms. Sharkey would like to go over what is in contention. Mr. Belec state the plan is to the plans back to the board next week along with the revised stormwater report based on the review by Graves Engineering. There were questions from the board on Natural Heritage and Mr. Belec stated that is no longer an issue and that they have received the information that there is no stormwater heading in that direction and they are not proposing any work in their jurisdiction. Mr. Belec stated that they have meet the requirements of Graves peer review. Mr. Belec is looking for a waiver from the board to 4.2.3.f – the established styles of the content are different

**(7:40 PM) (19:13) Motion to grant the waiver request as written made by Mike Zwicker, seconded by Ernie Marks. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker all in favor, Meg Schlesman abstains.**

Mr. Belec wanted to address some of the boards earlier concerns, being the seasonal traffic with summer camping activity in the town of Douglas and town of Sutton. Tetra Tech is preparing a transportation assessment of the anticipated increase in traffic volumes associated with the area campgrounds. Tetra Tech stated the at the studied intersections will be able to accommodate the peak season traffic volume conditions and expect the intersections to operate and accept acceptable level of service D or better operations during the few months of the year that the campgrounds are active, the traffic assessments is being prepared and will include capacity analyses to conform. They believe the level of service will stay at the level A, worse case level B. The other question from the board was the intersection of Belvoir and Birch for fire apparatus of the town of Douglas, and they assessed that is maneuvered quite well. Jeff Walsh with Graves Engineering joined remotely is just waiting for the revised plans to reflect the comments. Mr. Zwicker requested to see another route for the fire truck, and would like to see a soft curb on the corner

**(7:49 PM) (29:27) Motion to continue the public hearing to June 23, 2022, at 7 PM made by Mike Zwicker, seconded by Ernie Marks. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Meg Schlesman all in favor.**

**5. Additional Business:**

**a. (7:50 PM) (30:10) Open Space Survey – Reminder**

Still available on the website until June 3, 2022.

**b. (7:50 PM) (30:29) CMRPC Planning Board Delegate – Possible Nomination**

The last delegate was Les Stevens, so the board needs to assign another delegate. Board will table vote and decision to next meeting.

**c. (7:52 PM) (32:00) 2021 Responsible Regionalism Award – Announcement**

The Economic Development Coordinator Bob Minarik stated that he spoke to CMRPC today and she would like to extend the invitation to the entire board to join in to accept the award on June 9, 2022, at the public house, and she needs an RSVP count of who will attend.

**d. (7:55 PM) (35:03) Accessory Apartment Extensions – 144 North Street – Lamoureux, 124 Martin Road – Alexion, 13 Yew Street – Valis.**

Mr. Benoit has review all three.

**(7:55 PM) (35:29) Motion to grant the three extensions mentioned above made by Aaron Socrat, seconded by Ernie Marks. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Meg Schlesman all in favor.**

**6. Ongoing Development:**

**(7:56 PM) (36:10) Deer Crossing (DEF-030612)**

For the cash performance bond, and a request to release the bond in the amount of \$46k and change as printed in the Treasure/Collectors office.

**(7:57 PM) (37:12) Motion to release the bond made by Mike Zwicker, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker all in favor, Meg Schlesman abstains.**

**(7:58vPM) (38:33) Friendly amendment with the amount of the bond being \$46,952.91 made by Mike Zwicker, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker all in favor, Meg Schlesman abstains.**

**(7:59 PM) (39:04) The board has two applications for Associate Member – Richard Preston and Joseph Fitzpatrick. Mr. Benoit recommends Mr. Preston for the associate member. The board agreed to accept both the applicants.**

**Upcoming Meetings: June 23, 2022 & July 28, 2022**

**(8:01 PM) (41:30) Motion to adjourn meeting made by Mike Zwicker, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.**

**Respectfully submitted,**

**Stephenie Gosselin, recording secretary**