

PLANNING BOARD MEETING  
THURSDAY, JULY 28, 2022  
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Vice-chair Jake Schultzberg, Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Richard Preston, Meg Schlesman remotely, Jen Couture Administrative Assistant

Chair Tracy Sharkey calls meeting to order at 7:03 PM

(7:03 PM) (0:30) Moment of silence for selectman David Cortese.

1. (7:03 PM) (0:40) Reorganization

Chair Tracy Sharkey opened the floor for nominations for Chairperson. Motion to nominate Tracy Sharkey for Chair made by Ernie Marks, seconded by Aaron Socrat. All members in favor.

(7:04 PM) (1:18) Motion to nominate Jake Schultzberg for Vice-chair made by Mike Zwicker, seconded by Aaron Socrat. All members in favor.

2. (7:04 PM) (1:40) Citizen's Forum: Call for Public Comment  
NONE

3. (7:04 PM) (1:52) ANR's:

**Shore Road – Douglas Properties**

The plan is to alter three lots by creating 2 new conforming building lots and 1 non-buildable lot and the ANR eliminates drainage easements that are no longer required as part of a defunct and expired subdivision plan which is now occupied by a solar array. Attorney Henry Lane attended meeting with the plans for the board to sign.

(7:06 PM) (3:18) Motion to endorse the ANR plan for Shore Road made by Ernie Marks, seconded by Mike Greco. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

(7:06 PM) (3:47) Birch Street – Judy Rennell/Barron

The plan is to adjust the center line of two existing lots under common ownership for the purpose of future single-family home construction.

(7:07 PM) (4:38) Motion to endorse the ANR for Birch Street made by Jake Schultzberg, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.

4. Public Hearings:

(7:08 PM) (5:05) 7:00 PM Public Hearing Continued from 6/30/2022: Pyne Sand & Stone/Bedoian Sand & Gravel – Application for Earth Removal Permit (ER-220531) 1 Lackey Dam Road – Possible Votes

Board has peer review letter and a response from the director, a peer review site walk was conducted on Tuesday July 19, 2022, Jeff Walsh of Graves Engineering shall review his findings with the board via zoom and defers to the board on its issuance of any waivers and for its knowledge of truck traffic and construction hours as conditions should reflect the peer reviewer's comments and the conditions of the previous earth removal permit. Jeff Walsh with Graves Engineering is present at the meeting and stated to the board that he did not have any major issues except that the plan showed earth removal also in Uxbridge. So they revised the plan to only show earth removal only within Douglas. There are two separate plans now, one that shows the Douglas and Uxbridge lines and one that only shows Douglas. There were also some

issues with temporary stormwater basin and monitoring wells and since those have been addressed. John Federico with Guerriere and Halnon joined remotely and stated that there were additional comments from the board and they were looking to have the approved roadway shown on the plan, and he made sure that was incorporated into both plan sets. The final revision plan date is July 28, 2022, stamped also on 7/28/2022.

**(7:16 PM) (13:03) Motion to close the public hearing made by Ernie Marks, seconded by Mike Greco. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.**

**(7:16 PM) (13:23) Motion to grant the earth removal permit made by Aaron Socrat, seconded by Ernie Marks. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.**

**(7:17 PM) (14:05) 7:05 PM Public Hearing: National Grid – Application for Scenic Road Special Permit (SR-220609) Oak Street – Possible Votes**

Mike Zwicker is recusing himself this agenda item.

Seeking permit to upgrade overhead conductors and replace/relocate 24 poles.

**(7:18 PM) (15:15) Motion to open public hearing made by Aaron Socrat, seconded by Mike Greco. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Jake Schultzberg, Meg Schlesman all in favor.**

**For the record Jake Schultzberg filed a disclosure with the town clerk for this matter.**

John Gifford with Power Engineers the engineering consultant for National Grid to present plan to board. The work involves pole 5 and pole 20 on Oak Street, upgrades are necessary to serve the BlueWave Solar project. Also, to install 24 poles, all will be 45' poles, and replace 11 anchors and install one new anchor, to reconductor existing single-phase primary conductor with three phase spacer configuration. Branches will be trimmed and any dead trees will be removed completely. Shirley Moczynski 60 Oak Street, the pole on her side is being moved to a spot where there is perfectly good tree and she stated that there is an open space very close to the marker for that pole. Mr. Gifford stated that they can look at that but he did talk to the National Grid arborist, and he said that he is going to do all that he can not remove the trees in that location. Ms. Moczynski also requested that they look at another proposed pole site that is in the middle of an open space of a stone wall. She also found pieces of a guide wire that was replaced on her property. Mike Zwicker 46 Oak Street stated he has been trying for weeks to get a hold of someone at National Grid to ask why pole 20 is marked and it wasn't before, and he stated that per the bylaws he is supposed to be notified about this meeting and he never was. Jen Couture looked at that today and found that the original plan that came through stopped at the driveway before Mr. Zwickers. The town counsel looked at the original plan and saw that the pole 20 was on it, but that there was defect in the notice that it only notified zero-foot abutters and should have notified 100-foot abutters per the bylaw. He suggested asking the applicant what he would like to do and suggested continuing to another meeting and re-noticing it. Chair Tracy Sharkey suggests continuing to the next meeting and finding the people not notified within the 100-feet and notifying them of the August 11<sup>th</sup> meeting. A representative from National Grid stated that when there is underground wiring in Mr. Zwickers case they do what they can to not disturb the wires and move them.

**(7:52 PM) (49:03) Motion to continue the public hearing to August 11, 2022, at 7:15 PM made by Aaron Socrat, seconded by Ernie Marks. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Jake Schultzberg, Meg Schlesman all in favor.**

**(7:52 PM) (49:25) 7:10 PM Public Hearing: Thomas Brennick – Application for Accessory Apartment (AA-220623) 24 Monroe Street – Possible Votes**

**(7:53 PM) (50:33) Motion to open public hearing made by Jake Schultzberg, seconded by Mike Greco. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Jake Schultzberg, Meg Schlesman all in favor.**

The Director has reported that the application meets the requirements of the zoning bylaws and recommending standard conditions of approval.

**(7:57 PM) (54:05) Motion to close the public hearing made by Ernie Marks, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Jake Schultzberg, Meg Schlesman all in favor.**

**(7:57 PM) (54:20) Motion to grant the accessory apartment special permit made by Ernie Marks, seconded by Jake Schultzberg. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Jake Schultzberg, Meg Schlesman all in favor.**

**(7:57 PM) (54:45) For the record Mike Zwicker has returned to the meeting.**

**5. (7:57 PM) (54:50) Additional Business:**

**a. Vote to amend 2022 Hearing Schedule – August 11**

**(7:57 PM) (54:56) Motion to amend the 2022 schedule by adding the August 11, 2022 meeting made by Ernie Marks, seconded by Jake Schultzberg. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg, Meg Schlesman all in favor.**

**(7:58 PM) (55:45) Jen Couture stated that she included paperwork all board members to fill out their contact information tonight and sign page 3 of the code of conduct.**

**(7:59 PM) (56:05) Meeting Minutes: April 28, 2022, May 12, 2022 & May 26, 2022 – Possible Votes**

**(7:59 PM) (56:45) Motion to approve the May 26, 2022, meeting minutes as written made by Mike Greco, seconded by Aaron Socrat. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Meg Schlesman all in favor. Jake Schultzberg abstains.**

**(8:00 PM) (57:25) Motion to approve the May 12, 2022, meeting minutes as written made by Mike Greco, seconded by Ernie Marks. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Meg Schlesman all in favor. Jake Schultzberg abstains.**

**(8:02 PM) (59:17) Motion to approve the April 28, 2022, meeting minutes as amended made by Mike Greco, seconded by Mike Zwicker. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Jake Schultzberg all in favor. Meg Schlesman abstains.**

**(8:03 PM) (1:00:20) Mike Zwicker would like to know updates on Sleepy Hollow and 93 Davis Street.**

Chair Tracy Sharkey replied that Sleepy Hollow will be on the agenda for August 11. Mr. Benoit wrote that there is no new correspondence has been received from the applicant and the board is recommended to request a determination from town council as to how to proceed. Jen Couture stated that the applicant came into the office yesterday and is planning on meeting with Mr. Benoit next week and she would like to apply for a drive thru permit for her Capital Cannabis Company. The board discussed at length the issue of the applicant not finishing the final paving, and that they would Mr. Frasier to go to the site and look if there are any hazards and find out from the applicant what her intentions are.

**(8:19 PM) (1:16:08) Motion to adjourn meeting made by Jake Schultzberg, seconded by Mike Greco. Roll call vote – Aaron Socrat, Ernie Marks, Mike Greco, Mike Zwicker, Meg Schlesman all in favor.**

**APPROVED 9/22/2022**

**Upcoming Meetings: August 11, 2022, August 25, 2022 & September 8, 2022**

**Respectfully submitted,**

**Stephenie Gosselin, recording secretary**