

APPROVED 12/7/2023

PLANNING BOARD
THURSDAY, NOVEMBER 9, 2023
RESOURCE ROOM

Attendance: Vice chair Jake Schultzberg, Chair Tracy Sharkey (remote), Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Jen Couture Principal Clerk

Absent: Ernie Marks (excused), Meg Schlesman

Jake Schultzberg called the meeting to order.

1. (0:30 TS) ANR's: NONE
2. (0:35 TS) 7:00 PM Public Hearing: Peter Ruiz, Jr. – Application for Accessory Apartment Special Permit (AA-28), Map 194 Parcel 19.4, 141 Maple Street – Possible votes
The public hearing is opened. Ms. Couture stated the plan was reviewed by the Building Commissioner and Matt Benoit, this did go before the ZBA last week and was approved, and they are just awaiting the decision.
(5:05 TS) Motion to close the public hearing made by Mike Zwicker, 2nd by Rich Preston. Roll call vote – Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.
(5:35 TS) Motion to approve the accessory apartment for 141 Maple Street with the condition that the ZBA approves and subject to their decision made by Aaron Socrat, 2nd by Mike Zwicker. Roll call vote – Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.
3. Additional Business:
 - AA – Extension, 48 Orange Street – Possible votes
(7:20 TS) Motion to approve the accessory apartment extension for 48 Orange Street made by Mike Zwicker, 2nd by Rich Preston. Roll call vote – Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.
 - (7:45 TS) 2024 Meeting Schedule – Possible votes
The Board decided on Wednesdays for their meetings and decided on the rest of the meeting dates.
(10:10 TS) Motion to approve the 2024 Planning Board meeting schedule as amended made by Mike Zwicker, 2nd by Rich Preston. Roll call vote – Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.
 - (10:45 TS) Master Plan – Jen Couture will speak with Matt Wojcik once all the Boards and Committees have voted on delegates for the Master Plan Committee to see about when the meetings will start.
4. (12:30 TS) Meeting Minutes: September 14, 2023, September 28, 2023, October 12, 2023, & October 26, 2023
(14:10 TS) Motion to approve the meeting minutes of September 14, 2023, as amended, made by Mike Greco, 2nd by Mike Zwicker. Roll call vote – Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.
(16:10 TS) Motion to approve the meeting minutes of September 28, 2023, as amended, made by Mike Zwicker, 2nd by Rich Preston. Roll call vote – Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.
5. (16:45 TS) 7:15 PM Public Hearing Continued: Pyne Sand & Stone Company, Inc. – Application for Earth Removal Permit (ER-230906), Site Plan Review (SPR-230906) & Special Permit (SP-230906), 93 Cliff Street – Possible votes

The Board received correspondence from the applicant requesting a continuance to December 7, 2023

(16:55 TS) Motion to continue the public hearing to December 7, 2023, at 7 pm, made by Mike Zwicker, 2nd by Mike Greco. Roll call vote – Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.

(18:25 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Rich Preston. Roll call vote – Aaron Socrat, Rich Preston, Mike Greco, Mike Zwicker, Tracy Sharkey all in favor.

Respectfully submitted,

Stephenie Gosselin