

APPROVED MAY 8, 2024

PLANNING BOARD
WEDNESDAY, APRIL 24, 2024
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, Vice chair Meg Schlesman, Aaron Socrat, Mike Derose, Rich Preston, Mike Greco, Mike Zwicker, Matt Benoit Community Development Director

Absent: Ernie Marks (excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. ANR's

- (0:30 TS) 29 Cross St – Steve Bek – Possible votes
(2:35 TS) Motion to endorse the ANR plans for 29 Cross Street Lot 3 made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.
- (3:05 TS) 211 & 213 Yew St – 36 Locust Street LLC & Patricia L. Pezzella – Possible votes
Aaron Socrat recused himself, and Mr. Socrat the applicant stated this is to clean up the taxes and combine them for one bill.
(5:20 TS) Motion to endorse the ANR for 211 & 213 Yew St, 36 Locust Street LLC & Patricia Pezzella made by Rich Preston, 2nd by Meg Schlesman. The vote passed unanimously.

Public Hearings:

2. (6:15 TS) 7:00 PM Public Hearing Continued: Davis St Realty – Application for Site Plan Review (SPR-240305) Industrial Building, 140 Davis Street – Possible votes
Mark Allen with Allen Engineering showed and went over the changes to the plans with the Board and responded to some of Graves Engineering comments. They discussed the earth removal and the volume.
(17:05 TS) Motion to continue the public hearing for Davis St Realty to May 8, 2024, at 7 pm made by Mike Zwicker, 2nd by Aaron Socrat. The vote passed unanimously.

Additional Business:

3. (17:55 TS) Master Plan – Possible votes

Mr. Benoit stated that because the Master Plan Committee is a subcommittee of the Planning Board, they need to appoint the members of the Master Plan Committee. The members are as follows:

- Max Postma – BOS
- John Bombara – Planning
- Katie Grace Dudley – Con Com
- Rich Preston – Planning
- Meg Schlesman – Planning
- Mike Zwicker – Planning
- Bob Minarik – Economic Development
- Carol Gogolinski – Fin Com
- Gordon Larrivee – Open Space
- Linda Brown – BFCC
- Brandon Moore – Residential member

(19:00 TS) Motion to appoint the members as listed by Mr. Benoit to the Master Plan Committee made by Aaron Socrat, 2nd by Mike Derose. The vote passed unanimously.

Mr. Benoit stated what the Master Plan Committee went over at their second meeting and what they are going to do.

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4. (20:35 TS) AA – Ext. – 67 Northwest Main St – Possible votes
(21:20 TS) Motion to endorse the accessory apartment for 67 Northwest Main St made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.
5. (21:40 TS) AA – Ext. – 199 Walnut St – Possible votes
(21:40 TS) Motion to endorse the accessory apartment for 199 Walnut St made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.
6. (22:10 TS) Notice of Intent – 34 Hemlock St – Possible votes
This is an intent to sell some 61A land and the town gets the first right of refusal, but this involves a lender trying to foreclose on the property. There was discussion about the property amongst the Board and Mr. Benoit showed it on GIS Map.
(27:45 TS) Motion to not support exercising the town’s right of first refusal on 34 Hemlock St made by Aaron Socrat, 2nd by Mike Zwicker. The vote passed unanimously.

Ongoing Development:

7. (28:30 TS) The Cubes at Gilboa & McIntyre Loam, Inc. (SPR-220215)
Mitch Rausch with Clayco updated the Board that the site is about 95% sprayed with grass hydro seeding, the fire alarm test and fire pump test have passed and spoke about what is upcoming to be finished with the project. They will keep the Board informed about what direction they are going to take with the structural repairs.
8. (35:20 TS) Business Park @ Legacy Circle (DEF-2018-18)
The Board discussed the trees that have been removed and the arborvitaes going in.
9. (38:15 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203) – Mike Zwicker recused himself.
Greg Morehouse with Mill Creek Renewables, Pat Mahan with J Bates & Son, Jason Smith with BlueWave, present for questions and Jeff Murphy with Beals & Thomas and Corey Brodeur with Haley Ward remote. They went over the updates and progress made on the site and showed the revised plans, and they consider all the changes to be minor.
(54:30 TS) Motion to consider these minor modifications as presented and as notes taken by Mr. Benoit who will come up with a list made by Aaron Socrat, 2nd by Rich Preston. The vote passed unanimously.
The Board requested that in the future for any changes that they be provided with before and after pictures and an overly shown on the plans. There was further discussion on the basins, the pipe and what has been done, and what is planned to be done. They are just waiting for Haley Ward’s response from their review of basin 1.
10. (1:16:20 TS) Meeting Minutes: February 14, 2024 & February 28, 2024
(1:20:10 TS) Motion to approve the meeting minutes of February 14, 2024, as modified made by Mike Greco, 2nd by Mike Zwicker. The vote passed unanimously.
(1:23:40 TS) Motion to approve the meeting minutes for February 28, 2024, as amended made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.

(1:24:15 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin