

APPROVED 11/13/2024

PLANNING BOARD
WEDNESDAY, OCTOBER 23, 2024
RESOURCE ROOM

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

Absent: Ernie Marks, Aaron Socrat – both excused

Jake Schultzberg called the meeting to order at 7:03 pm.

1. (:25 TS) ANR's – 212 West Street – Possible votes
Matt Benoit stated that this ANR already has a variance cited on the plan to reduce the lot size from 90k sf to 83k sf and he recommends endorsement for the plan.
(1:50 TS) Motion to endorse the ANR plan for 212 West Street made by Mike Zwicker, 2nd by Mike Greco. The vote passed unanimously.

Public Hearings:

2. (2:45 TS) 7:00 PM Public Hearing: Amendment to Zoning Bylaws Section 3.3, Accessory Dwelling Units in appendix A – Possible votes
Matt Benoit explained the new state law passed for allowing one ADU as of right with more than one by special permit, and that the town now needs to decide on their local restrictions they are allowed to implement. The Board and Matt Benoit discussed the concern of having to put in the bylaw to allow more than one by special permit. Mr. Benoit stated that they have to allow more than one by special permit.
(25:20 TS) Jake Schultzberg declared the public hearing closed.
(25:30 TS) Motion to approve the amendment to the Zoning Bylaws section 3.3 by deleting section 3.3 in its entirety and replacing it with the following language for 3.3 accessory dwelling units as presented with the amendment to item 3.3.2.4 any restrictions on the use of ADUs in town are upon effective date of this bylaw null and void, made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.
3. (26:15 TS) 7:15 PM Public Hearing Continued: S&L Realty Trust – Application for Site Plan Review & Special Permit (SPR-240904 & SP-240904), Off Davis St – Possible votes
Mark Allen with Allen Engineering and updated the Board that all the items Quinn Engineering brought up have been addressed and they have a clean letter. Kevin Quinn with Quinn Engineering agreed with Mr. Allen and he has no further comments. Matt Benoit brought up the issue of the entrance to the driveway and Mr. Quinn stated that there was no culvert necessary there. The Board went over the requested waivers.
(42:20 TS) Jake Schultzberg declared the public hearing closed for Off Davis St.
(42:50 TS) Motion to approve the special permit with standard special conditions with additional conditions to negotiate with the Fire Department for access with the gate and the condition for ADA as referenced in the engineering letter dated October 22, made by Mike Zwicker, 2nd by Jake Gniadek. The vote passed unanimously.
(44:50 TS) Motion to approve the site plan application with standard special conditions with additional conditions to negotiate with the Fire Department for access with the gate and the condition for ADA as referenced in the engineering letter dated October 22, made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.

Additional Business:

4. (46:05 TS)
Andy Leonard discussed the mailbox light on Joseph Road.
5. (49:10 TS) 2025 Draft Meeting Schedule – The Board and Matt Benoit discussed the schedule and went over dates and agreed on the 2nd and 4th Wednesdays of the month.

(57:10 TS) Motion to approve the 2025 meeting schedule as discussed, made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.

6. (58:40 TS) Subdivision Regulations – Discussion – Matt Benoit went through the changes with the Board and they discussed their thoughts and other revisions.
7. (1:32:10 TS) Master Plan – They received a good response on the survey sent out about 460 surveyed returned. The open house workshop is scheduled for November 14th from 5:30 -8:00 pm in the gym. The town received the grant for the Master Plan for \$115k for CMRPC to administer the rest of the Master Plan. Matt Benoit spoke about a couple of members that the Board have to vote to have removed.

Ongoing Development:

8. (1:34:35 TS) Whittin Reservoir Estates (MOD-120906) – Update
They came to the Select board for their public road hearing Matt Benoit gave an update on what still needs to be done.
9. (1:39:40 TS) Meeting Minutes: October 9, 2024 – Possible votes
(1:44:20 TS) Motion to approve meeting minutes for October 9, 2024, as amended, made by Mike Zwicker, 2nd by Mike Derosé. The vote passed unanimously.

(1:45:05 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.

Upcoming Meetings: November 13, 2024 & December 11, 2024

Respectfully submitted,

Stephenie Gosselin