

APPROVED 2/12/2025

PLANNING BOARD
WEDNESDAY, JANUARY 15, 2025
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, vice chair Meg Schlesman (remote), Aaron Socrat, Mike Derosé, Rich Preston, Jake Gniadek, Mike Greco, Mike Zwicker, Matt Benoit Community Development Director

Absent: Ernie Marks (excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:35 TS) ANR: 77 Vine Street – Possible votes
Brian Hasemann, 433 Fabyan Road, North Grosvenordale, CT, stated that he and his wife were gifted land from his in-laws, and they are working on creating a plot to build a single-family home. Matt Benoit stated that it meets all the requirements of an ANR but they noticed it is chapter land but since it is going to relatives, it does not have to come out of chapter.
(2:15 TS) Motion to endorse the ANR for 77 Vine Street, made by Mike Zwicker, 2nd by Aaron Socrat. Roll call vote – Aaron Socrat, Jake Gniadek, Mike Greco, Mike Zwicker, Jake Schultzberg all in favor, Meg Schlesman abstained.
2. (3:40 TS) ANR: Yew Street & White Court - Possible votes
Mark Allen with Allen Engineering Associates representing Holly Tetreault the Merritt Tetreault Estate and Mr. Allen went over the 18 acres lot, how it is divided, and what the project involves and showed a map of the emergency easement access/future driveway. The Board stated for the record that buyers purchasing any of these lots to beware there is an active fish and game club at the end of the road.
(12:35 TS) Motion to endorse the ANR plan for Yew Street and White Court, made by Mike Zwicker, 2nd by Mike Greco. Roll call vote – Aaron Socrat, Jake Gniadek, Mike Greco, Mike Zwicker, Meg Schlesman, Jake Schultzberg all in favor.
3. (13:20 TS) 7:00 PM Public Hearing Continued: Capital Cannabis – Application for an Amended Site Plan Review & Special Permit (SPR-241120 & SP-241120) 93 Davis Street – Possible votes
Barry Yaceshyn with WDA Design Group and Teresa Matteson the applicant went through the changes to the plan that the board requested. Kevin Quinn on behalf of the Planning Board went over his comments on the plan and stated that he believes it is a suitable and functional design for the parking area and drive through. The Board and Matt Benoit discussed further the traffic flow, entering, and exiting onto route 16 and voiced their concerns. Jeremy Flansberg, 63 & 73 Monroe Street voiced his concerns about the parking spaces required and what is being proposed is well-over the requirements and voiced his concerns about the light pollution and the flow of traffic concerns. Mr. Yaceshyn explained the flow of traffic and how it will be managed appropriately. There was discussion about the guardrail and the possibility of removing a portion of it. The changes the board requested to be made to the plan are to add two bollards to the south exit of the garage and two in the front, add the turn radius to the south exit, and to show a net reduction to the impervious surface, and number of vehicles in the queue.
(1:03:10 TS) Motion to close the public hearing for Capital Cannabis amended site plan review and special permit, made by Mike Zwicker, 2nd by Mike Greco. Roll call vote – Aaron Socrat, Jake Gniadek, Mike Greco, Mike Zwicker, Meg Schlesman, all in favor.
4. (1:05:20 TS) Master Plan

There was confusion as to whether the Select board or the Planning Board was the appointing authority, and it was confirmed that it is the Planning Boards responsibility. Dan Mascroft introduced himself to the Board as a new member applicant; along with the following members that went to the Select board for approval and need to be appointed by the Planning Board are Rebecca Lavelle, Robert Leonardi and Margaret Bacon.

(1:10:00 TS) Motion to appoint Dan Mascroft, Margaret Bacon, Robert Leonardi and Rebecca Lavallee made by Aaron Socrat, 2nd by Mike Derose. The vote passed unanimously.

Rich Preston gave an update about the Master Plan Committee survey and the budget and grants along with other items. Matt Benoit handed out the Draft Master Committee charge for the board members to take home and review for the next meeting.

5. (1:18:00 TS) CPTC Training – Zoning Exemptions February 26th – Matt Benoit confirmed that 5 pm works for the board members.
6. (1:19:25 TS) Subdivision Regulations – Discussion.
They are going to schedule it for the public hearing.
7. (1:20:50 TS) The Cubes at Gilboa (SPR-220215)-Request for Site Walk
The Board set up a site walk for January 25 and February 1 to check with Bob Minarik what date works for him.
8. (1:24:50 TS) ASD Wallum Solar, LLC (SPR-181002) – Update
Matt Benoit showed photos of the site on the work done on the roadway, and Lawrence Cook went over the details of the repair to the drainage system and the berms.
9. (1:32:25 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203) – Stabilization Update
Mike Zwicker recused himself from the discussion. Matt Benoit showed photos of the site showing the hay being laid as requested by the Board for stabilization and updated the Board on where they are at in the phasing and the remaining items left to be completed.
(1:38:55 TS) Matt Benoit recently learned about an old subdivision called the Lane at Hunts Pond where the lot layout plan was never recorded back in 2018. He is going to add this to the Planning Board agenda to discuss it because the owner wants to sell the property.
10. (1:42:10 TS) O'Leary Welding (SPR 42-0305) – This project has started
11. (1:42:25 TS) Whitin Road – They cleared the entire basin, and they need to take the trees down to make the access way.
12. (1:44:25 TS) The Stakeholder Committee finalized the Stormwater Bylaw and will be coming to the Planning Board at their next meeting.
13. (1:46:50 TS) Meeting Minutes: December 11, 2024
(1:48:40 TS) Motion to approve the December 11, 2024, meeting minutes as amended, made by Mike Zwicker, 2nd by Aaron Socrat. Roll call vote – Aaron Socrat, Mike Derose, Rich Preston, Jake Gniadek, Mike Greco, Mike Zwicker, Meg Schlesman all in favor.

(1:51:25 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Rich Preston. Roll call vote – Aaron Socrat, Mike Derose, Rich Preston, Jake Gniadek, Mike Greco, Mike Zwicker, Meg Schlesman, Jake Schultzberg all in favor.

Respectfully submitted,

Stephenie Gosselin