

APPROVED 6/11/2025

PLANNING BOARD
WEDNESDAY, APRIL 23, 2025
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, vice chair Meg Schlesman, Aaron Socrat, Mike Derosé, Rich Preston, Mike Zwicker, Jake Gniadek, Jen Couture Principal Clerk, Jay Talerma Town Counsel

Absent: Mike Greco (unexcused) Ernie Marks (excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:50 TS) 7:00 PM Public Hearing Continued from April 9, 2025: Proposed Amendments to the Town of Douglas Zoning Map – Parcels 112-3, 112-4 and a portion of 118-2 from IND zone to RA Zone (Brown Rd) – Possible votes

Ed Taipale with North Brown who owns property on the southerly side of Brown Road and reiterated the issues brought up at the prior meeting as to the status of Brown Road having been a public way in Sutton for over 200 years and is concerned with the impact that rezoning Brown Road from industrial to residential will have on their business. Town Counsel's response is that rezoning Brown Road does not have anything to do with the status of Brown Road, as it is a private way in Douglas; roads are included in the zoning map and can be rezoned. They discussed the road being a private way in Douglas and a public way in Sutton and the residents that will be affected restated their concerns about the change in status of this road affecting their properties. Town Counsel stated that if the town wants to rezone an area of town, they can do that whether it includes a road or property and stated that whether a town plows and maintains the road would not matter if it were rezoned and would have no impact in that way. They discussed the boundary line change on the road with Sutton and Douglas. Mike Fitzpatrick stated that this was originally to change a sliver of a Sutton residents property from industrial to residential zoning and the warrant article has the road included in the change and even though this zone change will have no effect if there was an amendment to exclude the road it would have to be done on the floor at town meeting at this point.

(29:25 TS) Motion to close the public hearing, made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.

(30:15 TS) Motion to recommend the changing the industrial zone and district to RA zone on the following town tax assessor maps for map 112 parcels 3 & 4 and a portion of map 118 parcel 2 and the entirety of a private way known as Brown Road, or take any other action relative thereto, made by Meg Schlesman, 2nd by Mike Zwicker. The vote passed unanimously.
2. (37:30 TS) 7:15 Brown Road Industrial Park

Application for a Preliminary Subdivision Plan (PRE-250414)

North Street & Brown Road – Possible votes

Rob Knapik with Allen Engineering representing the applicant, Brown Road Industrial Park is approximately a 19-acre parcel with access to Brown Road and North Street, and they are proposing 9 industrial lots all of which have frontage on the subdivision road. Rob Knapik went over the preliminary plans and details for the proposed project. Bob Sullivan System's Manager voiced his concerns about the flow of water connection and fire protection because of other projects in the same area that are ahead of this one. There was discussion about whether this a 40B parcel and whether a fire truck can access the proposed road. Town Counsel suggested that Jen Couture could put together an approval letter that addresses the items of concern to be addressed at the definitive stage. They discussed public sewer or septic plans and whether there

will be a sewer pump lift for each lot. Town Counsel brought the idea that he is not sure if this should go before the Zoning Board first. The board would like to get some more information on this.

3. (1:30:15 TS) Scenic Road Tree Removal – Northwest Main Street – Dangerous Trees
The board received a letter from the Highway Superintendent/Tree Warden that he removed some dangerous trees.
4. (1:34:00 TS) ZBA Applications for Review by Planning Board
There are some special permits:
 - 400 Northwest Main Street – demoing a camp that is on the site and building a single-family home on a non-conforming lot in the same footprint at the camp. The Building Commissioner is looking at it.
 - 41 Ledgewood is an amended special permit for smaller house bigger decks.
 - 284 Northwest Main Street, Jason Randor building a single-family home on a non-conforming lot. The concern is they want to keep an existing camp on the property.
5. (1:38:45 TS) Master Plan
Rich Preston updated the board with what the Master Plan has been doing and have completed.
6. (1:44:15 TS) BW Solar @ Oak St, (SPR-200203 &SR-200203)
There were some requests from abutters to verify what was going on at the solar park; Brandon Faneuf is going to do a site walk to check it out.
7. (1:45:40 TS) Staff Updates
There is an appreciation dinner next Wednesday for the boards and committee members at town hall.

Upcoming Meetings: May 14, 2025 & May 28, 2025

(1:46:55 TS) Motion to adjourn the meeting, made by Mike Derose, 2nd by Rich Preston. The vote passed unanimously.

Respectfully submitted,

Stephénie Gosselin