



Planning Board Approved Minutes

May 10, 2023

7:00 pm at Community Development Meeting Room
3 North Lowell Road

Attendance:

Chair Tom Earley, Present

Vice Chair Derek Monson, Present

Jennean Mason, Present

Jacob Cross, Present

Matt Rounds, Present

Alan Carpenter, Present

Pam McCarthy (alternate), Present

Roger Hohenberger, Board of Selectmen ex Officio, Present

Bruce Breton, Board of Selectmen ex Officio (alternate), Excused

Alex Mello- Community Development Director

Draft Minutes submitted by Alan Carpenter

Motion to release the full amount of the Sheffield Street financial guarantee and accept the road:

Made by Alan

Second by Derek

Passed unanimously - 7-0

Master Plan Public Hearing

This is the first Public Hearing where the WPB presents the latest draft of the updated Master Plan to the community.

The Chair read a letter from sub-committee member Jennifer Simmons describing the MP process.

Matt Rounds described the work of the committee and the process.

Motion to open the Master Plan discussion for Public Hearing:

Motion by Matt Rounds

Seconded by Roger H

Passed Unanimously

Chair stated that we will review section by section, first polling the Board, then taking input from the public.

Vision Section - each member offered edits, suggestions and comments.

Public Comment:

- Betty Dunn. Highlighted one or two areas of concern.
- Vanessa Nysten. Offered several edits to existing language.

Motion to approve sections one and two with the following two edits:

- remove the sentence regarding “the Town decided”
- replace “rural” with “residential” in the third bullet under Preserve

Made by Alan

Second by Derek

Passed unanimously

Land Use section - each member offered edits and suggestions

Public Comment:

- Betty Dunn commented on the priority given to WFH and that we should tighten up the water protection language
- Vanessa Nysten offered suggestion to move the Route 28 Overlay district narrative to the “Overlay” section. Several other districts should have more narrative. We should add the WPOD to the Overlay section. Vanessa also identified an error in the Allowed Use graph.
- Kristie St. Laurent - questioned the use of terms like “clear mandate” throughout the document. Offered a multitude of additional edits.

The Board made additional comments. Roger offered to go back and edit the Land Use section, if the Board desired.

Motion to approve section 4 DEMOGRAPHICS as written:

Made by Jake

Seconded by Derek

Approved 6-0-1

Matt abstained.

Conversation ensued regarding path forward. Chair offered open mic to the public...any section, any comment.

Public Comment:

- Dale Valvo representing the WEDC spoke about their survey. Feels water comments in section 16 should be “softened”.
- Kristie St. Laurent - commented on expanding the suggested business section beyond restaurants, etc.
- Jacque Lopez thanked the Board and committee for their work.
- Allen Reed - speaking for the Energy Committee, felt we needed a more robust energy section
- Mark Kovacs - spoke further about the original 30 page Energy Section, and its attributes. Suggested minor edits to the energy section, as currently worded.
- Swapnil Saket - Suggested an addition to the energy section covering storage and energy monitoring.
- John Gage - highlighted what he felt were important sections of the previous Energy Section that should be included.

- Wendy Williams. Offered several comments and edits to the Historic section.
- Betty Dunn - wants to see tighter language regarding the protection of the lakes in Town. Offered multiple suggestions.
- Vanessa Nysten - distributed and reviewed a copy of a Canobie Lake Watershed Drainage Study published in 2011.

Motion to continue the MP public hearing to May 24th

Made by Alan

Second by Derek

Passed unanimously.

Motion to adjourn: unanimous.