



**Design Review Subcommittee
Meeting Minutes
July 2, 2025 @ 1:00 PM
Community Development Meeting Room**

Members Present: Peter Griffin, Renee Mallett, David Blundell, Alex Tokanel, Jack Cartland (alt.)

Member Excused: Theo Moser (alt.), Corey Porter (alt.)

Staff: Julie Suech, George Frangomihalos

Minutes: George Frangomihalos

1. Call to Order

2. Case # 2025-15 – 2 Sharma Way (Parcel 18-L-300); Conceptual Site Plan Application; Zone – Professional, Business, and Technology District (PBT), Residence District A, Watershed Protection Overlay District (WPOD), and Wetland and Watershed Protection District (WWPD)

The Applicant, Karl Dubay of the Dubay Group, Inc., representing property owner Angle Wood Pond Realty Trust, Inc., seeks a Conceptual Site Plan Application, to discuss the Gateway Master Plan Project including potential health/wellness uses, assisted living uses, Convenient MD building, other mixed uses, and associated site improvements.

Karl: Reimagine the park and bring in new users.

Pad B -Medical office building of 10,000 sq ft for optima dermatology. 50 parking spaces and ended up not moving in. Convenient MD wants their own building that is half the size of optima dermo and half the parking spaces.

May need a variance for the tiny homes out back instead of the townhouses.

Chief Caron: Asked about the roadway width and sidewalks which was confirmed from Karl that it would remain. Road naming can be addressed later on in the process.

Dave B: Questions about it not being mostly residential anymore and

Karl confirmed that it was denied by ZBA. Karl will also be reaching out to the lakes associations and believes that this is less loading on the soils. Traffic report will also be done to prove that this has less traffic than previously approved. Additionally, the visitors will be local to the senior residents in the back for the 16 units. All buildings are smaller. Health club may generate some traffic but it will still be less traffic than previously approved as the entire project has gone down.

Renee P: Believes layout of the new project is much better and understands the need for assisted living.

Chief Brady: Believes this is one the best plans ever created from the Dubay Group and is very impressed with them. Will want to make sure that fire apparatus can safely get in and out.

Karl: Agrees and the entire loop in the back of the property will be inspected and fully operational.

Alex: Concerns over the pickleball noise and wanted to know how close they are to other facilities.

Karl: Will have a 50 ft vegetative buffer which will be a big berm. Will advise buyers of the tiny homes that there is a health club wellness center with pickleball present so there is no confusion.

Peter: Will there be service roads between the properties

Karl: There is a wetland with grade drops and met with surrounding property owners with no agreement made between owners for shared roadways.

Peter: Wants to know what TRC thinks

Chief Brady: Interconnectivity is good but cannot force property owners to do that.

Karl: The water will be connected to Salem water. Pennechuck gave it away to Salem water and the Dubai group has started the work for that. This will be a private meter system which will require private maintenance. Hydrants are planned throughout the property and will coordinate with WFD and NFPA requirements. The project will also have septic and not sewer for now but if the opportunity eventually comes up Dubai Group will look into it.

Chief Caron: Does believe that at some point, they should reopen negotiations with property owners for connectivity but understands if it does not happen.

150 Range Rd Notes:

Karl: Giving history.

Lot line down the middle. Building on each lot. Shared Driveway. DOT permit approved. Conn Comm was happy. Barn may have a small Adu inside of it. Colonial may have a small garage and that's it.

Chief Brady: Concern over the additional lot to have 3 addresses off one driveway now triggers a subdivision. Recommends having it a private road.

Karl: Agrees with the concept and believes that it would make things easier for 911 and believes it would add value to the property as well.

Chief Brady: Wants more road standard rather than driveway but will leave that up to the Dubai group.

Karl: If successful with ZBA they will go to PB and throat of the driveway will be wide 24-26 ft.

Chief Caron: Had questions about 152 Range.

Karl stated that it was a previously approved plan. Will provide documentation.

Chief Caron: Confirmed that both houses will be sold on the lots. Supports the project but at some point, in the future, the WPD will be there to mediate an issue with the property lines. However, that does not mean hes against the project, nor should it prevent it. But believes this will eventually be an issue.

Suggested that a privacy fence should be built between the both of them to alleviate this issue. After clarification from the property owner and Karl, Chief Caron requests for the record that it show he is in full support of this.

Chief Brady: The fire protection 13D system needs to be the same for all three houses.

3. Adjournment At 2:15 PM.