



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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Approved on May 14, 2009

ZONING BOARD OF APPEALS

MINUTES OF MEETING

APRIL 9, 2009

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were: Diane Woupio, Carol Snow, Stephen Witkus, and Harold Hartmann.

Absent from this meeting was William Corkum and Sharron Ampagoomian.

A motion was made by Carol Snow to approve of the minutes of March 12, 2009, motion seconded by Diane Woupio, the vote being unanimous.

PUBLIC HEARING: CORE-MARK INTERNATIONAL, APPLICANT

This hearing was held on the application of Core-Mark International, 355 Main Street, Whitinsville, MA for a Special Permit pursuant to Article V, Section 173-18 D.(2) of the Northbridge Zoning By-laws, Floodplain District us regulations, in order to allow the construction of 5 additional loading docks. The proposed activity is within a Floodplain District.

The property, shown on Assessor's Map 2 as Parcel 37, is located at 355 Main Street, Whitinsville in an Industrial-1 Zoning District. The property is owned by Arcade Realty Trust, One Main Street, Whitinsville, MA.

Carol Snow read the public hearing notice. Assigned to this hearing were Thomas Hansson, Carol Snow, Diane Woupio, Stephen Witkus, and Harold Hartmann.

Written comments were submitted by the Conservation Commission, the Department of Public Works, the Building Inspector, Planning Board and Board of Selectmen. There were no negative comments, copies of which are on file in the Zoning Board of Appeals Office.

Paul Hutnak from Heritage Design Group presented the application on behalf of Core-Mark. He explained that Core Mark currently has three (3) loading docks located on the southeast side of

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the building facing Main St. They are proposing to expand the loading dock area in order to accommodate more trucks at one time. The size of the building will not be increasing, only the loading dock area. They will be constructing new retaining walls on both sides of the loading docks as well as a concrete apron. The floodplain elevation in this area is 312 ft which is the current building elevation. They will be excavating only and will actually be increasing flood storage. The increase in loading docks will allow for a more efficient operation and better overall functioning of the facility. In addition to the expansion to the number of loading docks, the stormwater runoff collected in the depression created by the docks will now be treated so as to collect 80% of the total suspended solids which will be in compliance with the Stormwater Management Policy. A trench drain will be installed through a storm captor to remove the impurities which will discharge into a pipe that connects Arcade pond to Meadow Pond.

Mr. Hutnak stated that they had their approval from the Conservation Commission and an Order of Conditions has been issued. Also, the Planning Board is currently reviewing the project through a Site Plan Review and is awaiting comments from both the Zoning Board of Appeals and Conservation Commission. The Planning Board will be reviewing it again on April 14, 2009.

No one spoke in opposition.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Harold Hartmann, the vote being 5-0 in favor.

Board members agreed that the increase in loading docks would not be detrimental to the neighborhood as it is an Industrial Zoning District and the current use or size of the existing building is not changing. There are three loading docks currently in place and being used on a daily basis. A Special Permit is required because the proposed work will take place in a Floodplain District. Many of the issues will be addressed through the Orders of Conditions issued by the Conservation Commission.

A motion was made by Carol Snow to grant the Special Permit to allow the construction of 5 additional loading docks within a Floodplain District. The motion was seconded by Diane Woupio, the vote being 5-0 in favor.

Carol Snow will write the decision.

**CHAPTER 40B
13-CP-07
COMPREHENSIVE PERMIT APPLICATION
GRANITE HILLS**

This hearing was continued from November 13, 2008. Meetings scheduled for December 11, 2008 and January 9, 2009, and February 12, 2009 were continued at the applicant's request. Due to the absence of one of the voting members on March 12, 2009, the applicant chose to continue until this evening. Previous meetings took place on August 9, 2007, and October 11,

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2007, and September 11, 2008. A meeting scheduled for September 13, 2007 was rescheduled due to the absence of one of the voting members. Meetings scheduled for November 8, 2007, and December 13, 2007, and January 10, 2008, February 14, 2008, and March 13, 2008, and April 10, 2008, May 8, 2008, July 10, 2008, and August 14, 2008 were continued at the applicant's request. For the August 14, 2008 meeting, the applicant was given the option of continuing due to the advance notice of the absence of one of the voting members rather than substituting an alternate in his place, and elected to continue the hearing to a date when all voting members would be present.

This hearing is being held on the application of Granite Hills Development Corporation, 910 Boston Post Road, Suite 260, Marlborough, MA for a diversified housing project filed pursuant to MGL Chapter 40B Comprehensive Permit. The property, located on Highland Street, consists of approximately 30 acres of land and is shown on Assessor's Map 15 as Parcel 86. The proposed project, known as Granite Hills consisting of 124 townhouse style condominium units within a Residential 2 zoning district is shown on a Definitive Site Plan entitled "Granite Hills" prepared by Heritage Design Group dated June 29, 2007, revised February 1, 2008, March 3, 2008, and January 21, 2009, and February 27, 2009.

Members serving on this hearing and present this evening were Diane Woupio, Carol Snow, Sharron Ampagoomian, William Corkum, and Thomas Hansson. Associate member Harold Hartmann was also present and he has also been present at all of the meetings concerning this issue. Stephen Witkus was absent from the September 11th meeting.

Due to the absence of voting member William Corkum, Mark Anderson requested a continuance via email until the May meeting. A motion was made by Diane Woupio to grant the continuance, motion seconded by Carol Snow, the vote being unanimous. The continued public hearing will be held on May 14, 2009.

There being no further business, the meeting was adjourned.

Attested by,

Brenda M. Ouillette
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Minutes approved on May 14, 2009).