



TOWN OF NORTHBRIDGE  
**PLANNING BOARD**  
7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588

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**AGENDA**  
**TUESDAY, AUGUST 10, 2021**

Virtual Meeting via ZOOM  
**7:00 PM**

*[Revised 07/30/2021]*

*Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via ZOOM. No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be remote means only.*

The public may view/join meeting from a phone/computer/tablet:

**JOIN ZOOM MEETING**

<https://zoom.us/j/98654673908?pwd=VVphbmhibU8yTWdsYnlyd2RXWGNLZz09>

Meeting ID: 986 5467 3908

Passcode: 748112

Dial-in Option: (929) 205-6099

**I. REORGANIZATION**

Chair, Vice Chair & Clerk

**II. CITIZENS' FORUM**

**III. FORM A'S 363 & 373 HIGHLAND ST & 31 RUMONOSKI DR -REVIEW/DECISION**

ANR -81P Plan Assessor Map 16 Parcel(s) 44, 45 & 173

**IV. 7:05PM WINSTON WOODS, DEFINITIVE SUBDIVISION -PUBLIC HEARING**

Assessors Map 15A Parcel(s) 224-232 [Spring Street, extension of]  
Chapter 222 -Subdivision Rules & Regulations

**V. 7:35PM FLOODWAY & FLOODPLAIN DISTRICT -PUBLIC HEARING**

§174-18 Zoning Bylaw Amendment

**OLD/NEW BUSINESS**

Approval of Meeting Minutes -July 13, 2021  
Housing Choice Act of 2020 -Zoning Amendments (Public Hearing TBD)  
Northbridge McQuade Solar -Vote to Engage Services of Graves Engineering, Inc.  
Delwyn Barnes Estates Modification -Vote to Engage Services of Graves Engineering, Inc.  
Roosevelt Drive (remaining portion of)/Presidential Farms -Street Acceptance Article  
MGL CH 41 SEC 81U -Proceedings/Hemlock Estates  
Subdivision/Site Development -Status/Updates  
2021 Fall Annual Town Meeting -Tuesday, October 26, 2021  
2021 FATM -Warrant Closes (August 27, 2021)  
Planning Board -Vote to Sponsor Article(s)  
Green Meadow Court -Status/Update  
Planning Board Concerns  
Mail -Review  
Other

Please note this Planning Board Agenda may be subject to change.

**The next meeting of the Northbridge Planning Board scheduled for August 24, 2021**

*[An audio/video recording of the meeting may be made to assist in the preparation of minutes; such recording will not be archived]  
Meeting minutes shall serve as the official record of the Planning Board*