



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

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**AGENDA**  
**TUESDAY, FEBRUARY 14, 2023**

**VIRTUAL MEETING VIA ZOOM**  
**7:00 PM**

[REVISED 02.09.2023]

*On July 16, 2022, Governor Baker signed into Law an Act Relative to Extending Certain State of Emergency Accommodations, including an extension of provisions pertaining to the Open Meeting Law to March 31, 2023. Accordingly, and 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.*

**JOIN ZOOM MEETING**

<https://zoom.us/j/96461709022?pwd=NXlxUjNOMnVmMWxQNmhkdXd2TmZDUT09>

Meeting ID: 964 6170 9022

Passcode: 388763

Dial-in Option: (929) 205-6099

Find your local number: <https://zoom.us/u/acxvssGP7w>

**I. CITIZENS FORUM**

**II. FORM A 308 HILL STREET (RETREAT LOTS) -REVIEW/DECISION**  
ANR -81P Plan Assessor Map 15 Parcel 9

**III. MBTA COMMUNITIES (SECTION 3A of MGL C. 40A -ZONING ACT) -DISCUSSION**  
Northbridge Action Plan, Compliance Model & Next Steps [By-Right Multi-Family Zoning]

**IV. PROVIDENCE ROAD TOWN-OWNED LAND (& ADJACENT PRIVATE PROPERTY) -DISCUSSION**  
Conceptual Development Plan -Assessor Map 14 Parcel 17 (& AP 24-21)

**OLD/NEW BUSINESS**

Approval of Meeting Minutes -December 13, 2022; January 10, 2023 & January 24, 2023  
Northbridge Master Plan (update) Initiative -MGL Chapter 41 Section 81D  
2023-2030 Open Space & Recreation Plan (DRAFT) -Status & Next Steps  
2023 Housing Production Plan (DRAFT) -Status & Next Steps  
2023 Spring Annual Town Meeting (May 02, 2023)  
2023 SATM -Warrant Closes (March 03, 2023)  
Planning Board -Vote to Sponsor Warrant Article(s)  
Mumford Riverwalk Boardwalk (Linwood Ave) -Status/Update  
Rockdale Pocket Park (Providence Rd) -Status/Update  
Site Plan/Subdivision Developments -Status/Update  
Planning Board Concerns  
Mail -Review  
Other

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

**Next meeting of the Northbridge Planning Board scheduled for February 28, 2023**

*[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*