

TOWN HALL RESTORATION PROJECT -MASS HISTORICAL COMMISSION

MPPF Round 18 - Town Hall Restoration Project

McGinley Kalsow & Associates, Inc –Architecture firm hired to oversee construction (prepared report & bid docs); Restoration project to be overseen by Building, Planning & Construction Committee

Restoration work to include:

- Non-window work
 - Masonry & Flashing
 - Painting & Carpentry
- Contracts awarded/to be awarded
- Window work
 - Invitation to bid (Sept/Oct)
 - Restoration work to be done offsite –controlled environment (during winter months)

MHC awarded Northbridge (matching-grant) \$45,000 specific to the window restoration work; 1 of 21 projects selected for this year's Mass Preservation Projects Fund (MPPF –Round 18) approximately \$780,000 allocated in total funding

43D EXPEDITED PERMITTING –TECHNICAL ASSISTANCE GRANT (TAG)

GIS –Geographic Information Systems (TAG funding)

Continue to expand our GIS capabilities; mapping various data layers –including zoning, property parcel boundaries, wetland resource areas, & roadway layouts. Currently working with CMRPC (our regional planning agency) on various mapping initiatives –E911 systems & a GIS Data Viewer for online queries

Webpage update –Municipal site (TAG funding –portion of)

Northbridge contracted with Virtual Town Hall & Schools to overhaul municipal webpage –aimed to improve user experience and organize files, forms, applications, news & announcements, and other info for residents and general public; new site may be ready to go live in early October

2040 PROVIDENCE ROAD -FEDERAL BROWNFIELDS ASSESSMENT PROGRAM

2040 Providence Road

Fuss & O'Neil (Environmental Engineering firm) recently completed a Phase II Environmental Site Assessment for 2040 Providence Road – Federal grant awarded to Northbridge aimed to help clean-up & redevelop brownfield sites; report includes several maps of the site with soil data, groundwater monitoring wells and calculations noting various thresholds and measurements recorded -according to the environmental engineer the site is not as bad as it could have been given the site's history –copy of the reports (Phase I & Phase II) provided to the property owner which details the extent of contamination and suggested procedures for clean-up/redevelopment; arrangements have been made for Fuss & O'Neil to present its findings to the BOS at its meeting of October 1st

PRE-DISASTER MITIGATION PLAN

Pre-Disaster/Hazard Mitigation Plan

CMRPC with the assistance of public safety and various municipal departments has prepared a Region-Wide (Central Massachusetts) Pre-Disaster Mitigation Plan (+350 page document); in order for Northbridge to become eligible for certain grants the town (BOS) needs to adopt resolution authorizing responsible departments to execute various tasks detailed in the PDM plan; arrangements have been made for Ryan Lundergan, of CMRPC to review the PDM plan with the Board of Selectmen (October 01, 2012 meeting) –Certificated of Adoption: Pre-Disaster/Hazard Mitigation Plan

ZONING INITIATIVES –OVERLAY DISTRICT MAP

Zoning Amendment –Overlay Districts Map

Planning Board sponsored zoning amendment article –to amend the Northbridge Zoning Bylaw Chapter 173 by adopting a (new) comprehensive Zoning Overlay District Map; the intent is to not modify any existing Overlay Districts but simply change the format (color-coded / digitized) map; more user-friendly version compared to the current zoning overlay district maps; rather than six (6) separate maps – one (1) comprehensive map

NORTHBRIDGE -BLACKSTONE RIVER BIKEWAY PROJECT

Blackstone River Bikeway (Northbridge Segments)

Progress has been slowed/delayed for a number of causes; DCR had planned a Groundbreaking Ceremony later this month for a segment in MA (Blackstone) however not confirmed at this time -when completed this multi-user bikeway/greenway will connect Providence, RI with Worcester, MA stretching approximately 48-miles; Northbridge contains portions of Segment 3, 4 & 5 (roughly 5 ½ miles); involves some potentially sensitive resource areas and challenging topography; preferred alignment (from time to time) has criss-crossed the P&W Rail; presently there is no defined schedule for design/layout –thanks in large part to Sen. Moore this project remains viable

SUBDIVISION DEVELOPMENT STATUS

Activity (construction) within the various approved residential subdivisions continues at a reduced pace compared to 5 to 6 years ago; Presidential Farms located off Hill Street has progressed to Phase III with home construction on 7 additional lots (approx. 50 of 105 homes built); Hillside Garden Estates located off Thurston Ave (Deane Way) remains under construction (homes & roadway) as a result of a storm event (August –Tropical Storm Irene) debris & silt traveled onto Thurston Ave and an adjacent property, after attempts to contact the developer DPW removed the debris and placed hay bales on Deane Way to direct stormwater to the lower catch basin /the developer is required to reimburse the town for this action, approximately four house lots remain; Shining Rock Golf Community located off School Street has made significant progress over that past 2 to 3-years, townhouse development (Pulte Homes) recently completed, Sandtrap Court has been readied and will be considered for street acceptance in the fall, Shining Rock Drive (remaining portion) remains under construction with the majority of lot still yet to be developed; the Camelot subdivision development located off Hill Street (65-house lots) has recently completed the force main installation out to Rumonoski Drive approximately 5 to 6 house lots have been developed; while these subdivisions continue to advance (some quicker than others) Green Meadow Court and Farnum Circle (both off Hill Street) are at a point where the developer(s) may need some prompting to advance these subdivision roadways to completion, the Board is preparing punchlist items for remaining work, Green Meadow Court may be readied for street acceptance next fall (2013 Fall Annual Town Meeting)

OPEN SPACE & RECREATION PLAN

The Planning Board recognizes the importance of having an (updated) Open Space & Recreation Plan; to that end the Planning Board will host a public workshop later this fall to engage residents (& the Open Space Committee) to update the town's OSRP; workshop announcements will be posted and the BOS will be kept in the loop (and encouraged to participate); those interested should contact the Planning office

TRANSFER DEVELOPMENT RIGHTS

Over the past several years the Planning Board has reflected on the growth in Northbridge and its impacts (sprawl/demand on town services/etc); the Board is considering the idea of Transfer Development Rights (TDRs), a regulatory provision where development rights can be assigned from one property to another to promote conservation and protection of land (water supply areas, agricultural, habitat, and other potential sensitive areas) and direct growth to areas in town more appropriate for development; as part of the OSRP update this concept will be further analyzed with potential “giving” and “receiving” areas recommendations; TDRs are somewhat unique to Massachusetts however may be a good planning option for towns moving forward

LOW IMPACT DEVELOPMENT -LID

Carpenter Estates is a residential subdivision located off Carpenter Road; approved in 2007 however yet to begin construction; the developer is looking to introduce some Low Impact Development (LID) for stormwater management (grass-swales, rain garden, etc); LID systems are now encouraged by the state compared to conventional catch basin to drainage pond systems; the Planning Board has encouraged LIDs for site plans (example Linwood Mill) and is willing to become more educated on the idea of LID systems for subdivisions however does not want to burden the town (DPW) with additional work specific to LID maintenance. Arrangements have been made with the developer, Planning Board and DPW to review the idea of LIDs and the required maintenance for conventional stormwater systems vs. LID stormwater systems