



COMMUNITY PLANNING & DEVELOPMENT

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MEMORANDUM

Date: January 02, 2013

To: Theodore D. Kozak, Town Manager

From: R. Gary Bechtholdt II, Town Planner

RE: QUARTERLY REPORT (OCTOBER – DECEMBER 2012)

Community Planning & Development Office

Please accept this as the Community Planning & Development 4th Quarter Report for 2012. Provided below is a summation of projects, applications, meetings, and initiatives during this quarter.

SUBDIVISIONS

Carpenter Estates -Located off Carpenter Road this single-access roadway was originally approved in 2007; includes 18 single-family homes and 45 acres of dedicated open space. The developer now desires to modify the subdivision by incorporating Low Impact Development (LID) techniques for its stormwater management. The Planning Board has met with developer and his engineering team to review potential LIDs. Similarly, the developer has been directed to meet with the Department of Public Works and Conservation Commission to review same including long-term maintenance.

The Camelot -Located off Hill Street and Hillcrest Road (the Hills at Whitinsville) this subdivision development is to include 65 single-family house lots. The developer (J&F Marinella Dev) has established a performance surety with the town/Planning Board; the sum of ±\$310,000.00 (cash bond) has been secured to guarantee Phase I of this project. All lots within Phase I have been released from the Covenant; however at this time issuance of occupancy shall be restricted to seven (7) house lots until the sewer pump station is installed and deemed completed.

Farnum Circle -Two lot subdivision terminating in a cul-de-sac located off Hill Street (near Sprague Street); originally approved in 2002 the roadway and certain improvements remain incomplete. Planning Board has met with one of the property owners concerning the status of the subdivision; efforts have been made to contact the developer (Mike Lambert) however have not resulted in any dialogue or resolution. The Planning Board's consulting engineer (JH Engineering Group) has prepared an updated punchlist (outstanding issues specific to the subdivision); Board has considered modifying subdivision (waiving certain improvements) with the hope that the developer will complete the work and ready the roadway for street acceptance. Board has also considered calling in the bond. Planning Board will look to modify subdivision approval first and then look to pull the performance surety if needed.

Hemlock Estates -Located off Gendron Street; originally approved in 2004 for 102-unit Senior Living development (Special Permit -Pine Knoll, an Adult Living Community) subdivision was modified in 2008; consisting of 21 townhouse units (Senior Living Dev.) and 31 single-family house lots. As required by the special permit three (3) of the senior-units (Pine Knoll) shall be offered as affordable under MGL CH 40. Developer (J&F Marinella Dev) has been working with the Planning office, Building Department (and Town Counsel) to address the affordable component.

Hillside Garden Estates -Located off Thurston Avenue (Deanne Way); originally approved in 2005 for 18-unit Senior Living development, subdivision modified in 2010 to single-family house lots. Roadway and subdivision improvements remain incomplete; developer (John Barges) has been responsive to concerns raised however often delayed in taking action to address ongoing concerns.

Presidential Farms -Located off Hill Street; consisting of Washington Street, Kennedy Circle, Wilson Street, Roosevelt Drive, and extending through Lincoln Circle; this single-family “flexible development” subdivision includes 105 house lots and ±40 acres of open space for passive & active recreation. As part of its original approvals an Agricultural Open Space Restriction (2011) has been placed on Parcel B-1; the subject property is located along Hill Street and consists of approximately 21-acres (farmland). Development may be approaching Phase IV of a five (5) project (Spring 2013).

Shining Rock Golf Community -Majority of the development has been completed; house lot development on Shining Rock Drive (extension) and Fairway Drive remain. Norwood Bank continues to oversee construction of homes on Shining Rock Drive and is marketing undeveloped lots on Fairway Drive; permitted for up to 14 townhouse units.

Gilmore Drive Single-access subdivision roadway within South Sutton Commerce Park; an industrial development located in Sutton & Northbridge. The Town of Sutton has accepted their portion of Gilmore Drive as a public way; before Northbridge considers its portion an Inter-Municipal Agreement should be executed with Sutton; whereby Sutton assumes all repairs and maintenance responsibilities associated with the roadway. Northbridge should not assume responsibilities for maintenance or repair, as only the access (some 200-feet of roadway) is located within Northbridge. Planning office is working with developer (Sutton Outlook Ventures LLC) in preparing the conveyance documents for street acceptance consideration -Spring 2013.

Engineering Review (Consultant) -In September the Planning Board changed consulting engineers; the Board now utilizes the services of JH Engineering Group, LLC; the Planning Board is grateful for the service Malley Engineering Company, Inc has provided over the past 10/12 years.

SITE DEVELOPMENTS

Osterman Propane Facility –Site Plan Review -Copies of endorsed (approved) site development plan for Osterman Propane Maintenance Facility (Church Street -extension) were distributed to the various municipal departments; construction of this ±12,500 square-foot maintenance facility is currently underway. In October an Expanded Environmental Notification Form (ENF) and Phase I Waiver for “Osterman Commerce Park” was filed with MEPA; the ENF is for a proposed development of the remaining abutting land (92.2 acres) the proposed project is to include multiple buildings in an office park like setting, totaling an additional 198,000 square-feet of mixed office/business/industrial to

constructed in multiple phases. Site development application has yet to be filed at the local level (special permit/site plan review).

Linwood Mill Loft -Certificate of Occupancy was issued for the apartment units; concerns raised by the Housing Authority appear to have been resolved (monitoring of affordable units); Planning Board shall continue to work with EA Fish Development (developer) on satisfying remaining condition of approval (Mumford Riverwalk –Special Permit).

Douglas Road –Planning Board approved site development plan for a 43,000 square-foot gravel area (adjacent to 279 Douglas Road /Berkowitz Trucking) for exterior storage of materials to include empty dumpsters, steel & other metals, recycling & recycled products including plastics, cardboard & glass, as well as vehicle parking & loading; no change in site assignment was considered or contemplated as part of such review.

Ashton Place –Copies of endorsed (approved) site development plan for Ashton Place (2356 Providence Road/formerly Northbridge Nursing Home) were distributed to the various municipal departments; redevelopment of subject property includes 23-unit residential apartments.

SPECIAL PERMIT

Morgan Road/Common Driveway –Planning Board granted Special Permit to allow Common Driveway to service four (4) existing house lots; specifically 150 Morgan Road, 152 Morgan Road, 156 Morgan Road & 168 Morgan Road; the purpose of the permit is to correct a survey/construction error (on the part of the developer) which resulted in original common driveway to be sited on an abutting parcel.

ZONING AMENDMENTS

Zoning Overlay Districts Map -Fall Annual Town Meeting (October 23, 2012) the town's Zoning Bylaw was amended to include a comprehensive Zoning Overlay Districts map (digital /color-coded).

STREET ACCEPTANCE

Sandtrap Court -Fall Annual Town Meeting (October 23, 2103) Sandtrap Court (w/in Shining Rock Golf Community) was accepted as a public way. Portions of Shining Rock Drive and Fairway Drive (cul-de-sacs) remain to be completed and accepted.

43D -EXPEDITED PERMITTING INITIATIVES

Municipal Webpage –Remaining Technical Assistance Grant (TAG funds /\$5,065) were utilized to offset the overall cost of the town's new webpage (hosted by Virtual Town Hall & Schools); the Planning Board is very pleased with the new look and availability of information.

FEDERAL BROWNFIELDS ASSESSMENT GRANT

2040 Providence Road -Fuss & O'Neil completed the Phase II Environmental Site Assessment for 2040 Providence Road (Northbridge Auto) presenting its report and finds to the Board of Selectmen in October 2012.

PLANNING BOARD MEETINGS

The Planning Board met 5 times during this quarter; all approved meeting minutes of the Planning Board are posted on the town's website

- October 02, 2012 (approved)
- October 16, 2012 (approved)
- November 13, 2012 (approved)
- November 27, 2012 (approved)
- December 11, 2012 (approved)

SAFETY COMMITTEE MEETINGS

- None

BOARD OF SELECTMEN MEETINGS

- October 01, 2012: Pre-Disaster Hazard Mitigation Plan & Phase II Environmental Site Assessment

MASS HISTORICAL COMMISSION –HPPF (ROUND 18)

MHC awarded Northbridge \$45,000 matching-grant for the restoration of the Northbridge Memorial Town Hall windows. Community Planning & Development is administering the grant funds; in total the town has received \$60,000 in matching funds for the Town Hall restoration project.

McGinley Kalsow & Associates, Inc, under the general direction of the Building, Planning & Construction Committee has been contracted to oversee all construction/restoration (windows & non-window). Aniceto, Inc has been contracted to perform the Masonry & Flashing; Fox Painting Co. Inc has been contracted to perform the Painting & Carpentry; and Campbell Construction Group LLC (Peabody, MA) has been selected to perform the window restoration work -scheduled to commence in February 2013 and completed by the end of June 2013.

BLACKSTONE RIVER GREENWAY –BIKE PATH

Progress specific to Segments 3, 4 & 5 (Northbridge) continues to be delayed –design is currently on hold; environmental constraints & right-of-ways, as well as overall costs -this 13 mile stretch remains undetermined. On October 11, 2012, a groundbreaking for Segment 1 (Blackstone) was held; DCR hopes to see additional construction through 2013.

BLACKSTONE VALLEY PRIORITIZATION PROJECTS

In November CMRPC, the Corridor Commission and the Chamber of Commerce hosted a follow-up workshop to review the results of the Blackstone Valley Prioritization Project where attendees identified Priority Development Areas for land preservation, infrastructure enhancements, & economic development. The Community Planning & Development office shall continue to work with CMRPC on the town's 43D site (Main Street) as part of the next steps.

COMMUNITY INNOVATION CHALLENGE GRANT PROGRAM

Northbridge partnered with neighboring communities (and CMRPC) in submitting three (3) CIC grant proposals: regional housing production plan, e-permitting and regional stormwater management; announcement from the state on grant proposals February 2013.

Should you require additional information or have any questions please contact the Planning office.

Cc: Planning Board
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