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NORTHBRIDGE PLANNING BOARD

-PUBLIC HEARING NOTICE-

In accordance with MGL CH 40A SEC 5 [Adoption or change of zoning ordinances or bylaws; procedures], the Northbridge Planning Board will hold a public hearing **Tuesday, March 28, 2017 (7:05 PM)** in the Selectmen's Room, Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA 01588 to AMEND the Zoning Bylaw, Chapter 173 of the Code of Northbridge, Section 173.12 [Table of Use Regulations] by designating "Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures" as a use allowed by special permit within the Business-Two (B-2) Zoning District.

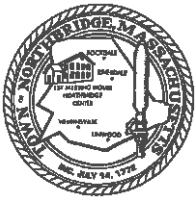
A copy of the proposed amendment is on file with the Town Clerk (7 Main Street –Town Hall) and Community Planning & Development (14 Hill Street –Town Hall Annex) and may be reviewed during normal office hours. The purpose of this hearing is to provide an opportunity for public comment; anyone wishing to be heard should attend said hearing at the time and place designated.

Brian Massey, Chairman
Northbridge Planning Board

Cc: Town Clerk
DHCD / CMRPC
Mendon Planning Board
Mr. Daniel J. Puccio
/File

Town Manager/BOS
Grafton Planning Board
Sutton Planning Board
Building Dept.

Finance Committee
Uxbridge Planning Board
Upton Planning Board



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

PHONE: (508) 234-2447

FAX: (508) 234-0814

March 01, 2017

Doreen Cedrone, Town Clerk
Northbridge Memorial Town Hall
7 Main Street, Whitinsville, MA 01588



COPY

RE: 2017 SPRING ANNUAL TOWN MEETING
§173-12 Table of Use Regulations –Zoning Amendment Article

Dear Mrs. Cedrone:

Please be advised at its meeting of Tuesday, February 28, 2017 the Planning Board upon motion duly made and seconded voted (4-0) to SPONSOR the following warrant article for the 2017 Spring Annual Town Meeting.

1. Amend Zoning Bylaw Section 173.12 Table of Use Regulations by designating "Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures" as a use allowed by special permit (S) within the Business-Two (B-2) Zoning District, as follows:

§173.12 Table of Use Regulations

USE	ZONING DISTRICT											
	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	I-1	I-2	H
Agricultural:												
Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	S	S	S	S	--	S	--	S	--	--	--	--

, or take any other action relative thereto.

Prior to taking such action the Planning Board reviewed letter dated February 23, 2017 from W. Robert Knapik and Joseph M. Antonellis attached hereto as it relates to 18 Granite Street, subject property formerly known as the Milford Regional Medical Center.

In accordance with M.G.L. CH. 40A SEC. [Adoption or change of zoning ordinances or by-laws; procedures] the Planning Board shall hold a public hearing (Tuesday, March 28, 2017). The Planning Board shall provide its Report & Recommendations at Town Meeting scheduled for Tuesday, May 02, 2017. Should you require additional information at this time please contact the Planning office.

Sincerely,

R. Gary Bechtholdt II
Northbridge Town Planner

Cc: Town Manager/BOS
Building Insp.

Planning Board
FinCom

/File

February 23, 2017

BY ELECTRONIC MAIL

Brian J. Massey, Chairman
Northbridge Planning Board
Aldrich School Town Hall Annex
14 Hill Street
Whitinsville, MA 01588

COPY

Re: Proposed Zoning Change: Business Two (B-2) Zoning District

Dear Chairman Massey:

We write to you on behalf of Milford Regional Medical Center, Inc. ("Milford Regional") and Crootof & Sawyer Ventures, LLC ("Crootof & Sawyer"). For the reasons that follow, we respectfully request that the Planning Board sponsor an article that would amend the Zoning Bylaw, Chapter 173 of the Code of Northbridge, by designating the existing use "Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures" as a use allowed by special permit within the Business Two (B-2) Zoning District, whereas such use is currently not permitted.¹

As you may know, Milford Regional and Crootof & Sawyer are parties to a certain Commercial Purchase and Sale Agreement by and between Milford Regional, as Seller, and Crootof & Sawyer, as Buyer, concerning the property located at 18 Granite Street in Northbridge (Whitinsville) (the "Property"), formerly known as the Milford Regional Medical Center. Crootof & Sawyer seeks to acquire the Property in order to use it for a Veterinary Hospital Boarding and Canine Daycare Facility. We believe Crootof & Sawyer's proposed veterinary use of the Property falls within the use described in the Zoning Bylaw's Table of Use Regulations as follows:

"Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures".

As you may recall, at the Spring Annual Town Meeting on May 3, 2016, the Town voted to amend the Zoning Bylaw by extending the Business Two (B-2) Zoning District along Church Street to include the Property, which had been

¹ Under G.L. c. 40A, §5, a change of zoning ordinance or by-law may be initiated by the submission to the board of selectmen of a proposed zoning ordinance or by-law by a planning board.

Brian J. Massey, Chairman
Northbridge Planning Board
February 23, 2017
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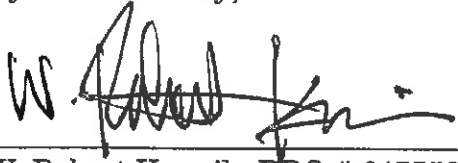
included in the Residential Three (R-3) Zoning District. It is our understanding that the 2016 rezoning was intended to promote and provide greater flexibility in allowable uses of the Property, which was then vacant. An unintended consequence of the rezoning, however, is that although the veterinary use of the Property had long been allowed by Special Permit, such use was eliminated when the Property was rezoned from R-3 to B-2.

Enclosed, for the Planning Board's consideration, please find a proposed article to be included on the warrant for the Spring Annual Town Meeting to be held on May 2, 2017. As discussed above, the article seeks to amend the Zoning Bylaw by designating the existing use "Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures" as a use allowed by special permit in the Business Two (B-2) Zoning District. Up until the 2016 rezoning, this use was allowed by special permit on the Property. Accordingly, the proposed 2017 rezoning will simply restore the ability to use the Property (and other B-2 property) for veterinary purposes by special permit.

Thank you in advance for your assistance. If you should have any questions or concerns, please do not hesitate to contact either of us.

Very truly yours,

Milford Regional Medical Center, Inc.
By their attorney,



W. Robert Knapik, BBO # 647553
Law Office of W. Robert Knapik, P.C.
1279 Providence Road
Whitinsville, MA 01588
(508) 234-3301
rob@knapiklaw.com

Crootof & Sawyer Ventures, LLC
By their attorney,



Joseph M. Antonellis, BBO # 543688
Mayer, Antonellis, Jachowicz &
Haranas, LLP
288 Main Street
Milford, MA 01757
(508) 473-2203
JAntonellis@antonellislaw.com

Enclosure

Proposed Town Meeting Article

To see if the Town of Northbridge will vote to amend § 173-12 (Table of Use Regulations) of Chapter 173 of the Town of Northbridge Code (the “Northbridge Zoning Bylaw”) by designating “Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures” as a use allowed by Special Permit within the Business Two (B-2) Zoning District, as follows:

USE	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	I-1	I-2	H
Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	S	S	S	S	--	S	--	S	--	--	--	--

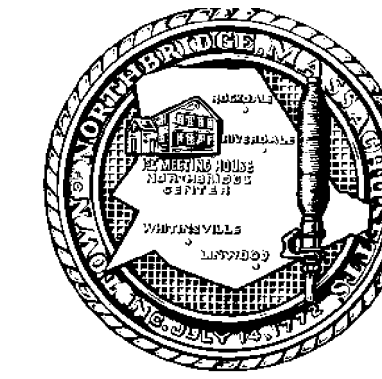
, or take any other action relative thereto.



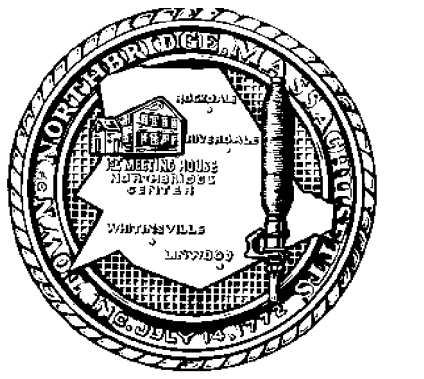
Source: Data provided by the Town of Northbridge, the Central Massachusetts Regional Planning Commission (CMRPC), massDOT/Office of Transportation Planning Geospatial Resources Section and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by the Central Massachusetts Regional Planning Commission (CMRPC)
2 Washington Square - Union Station, Worcester, MA 01604



NORTHBRIDGE, MASS.

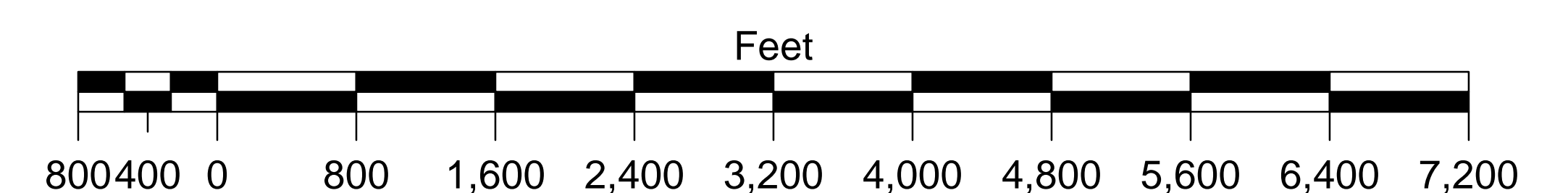
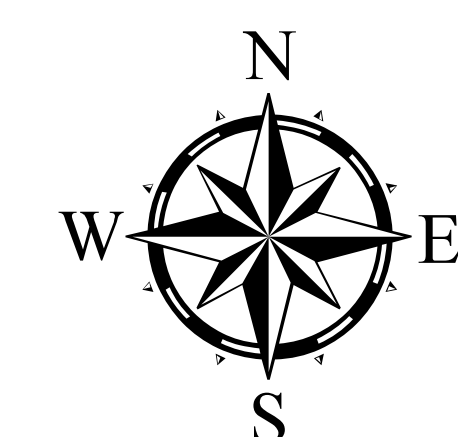
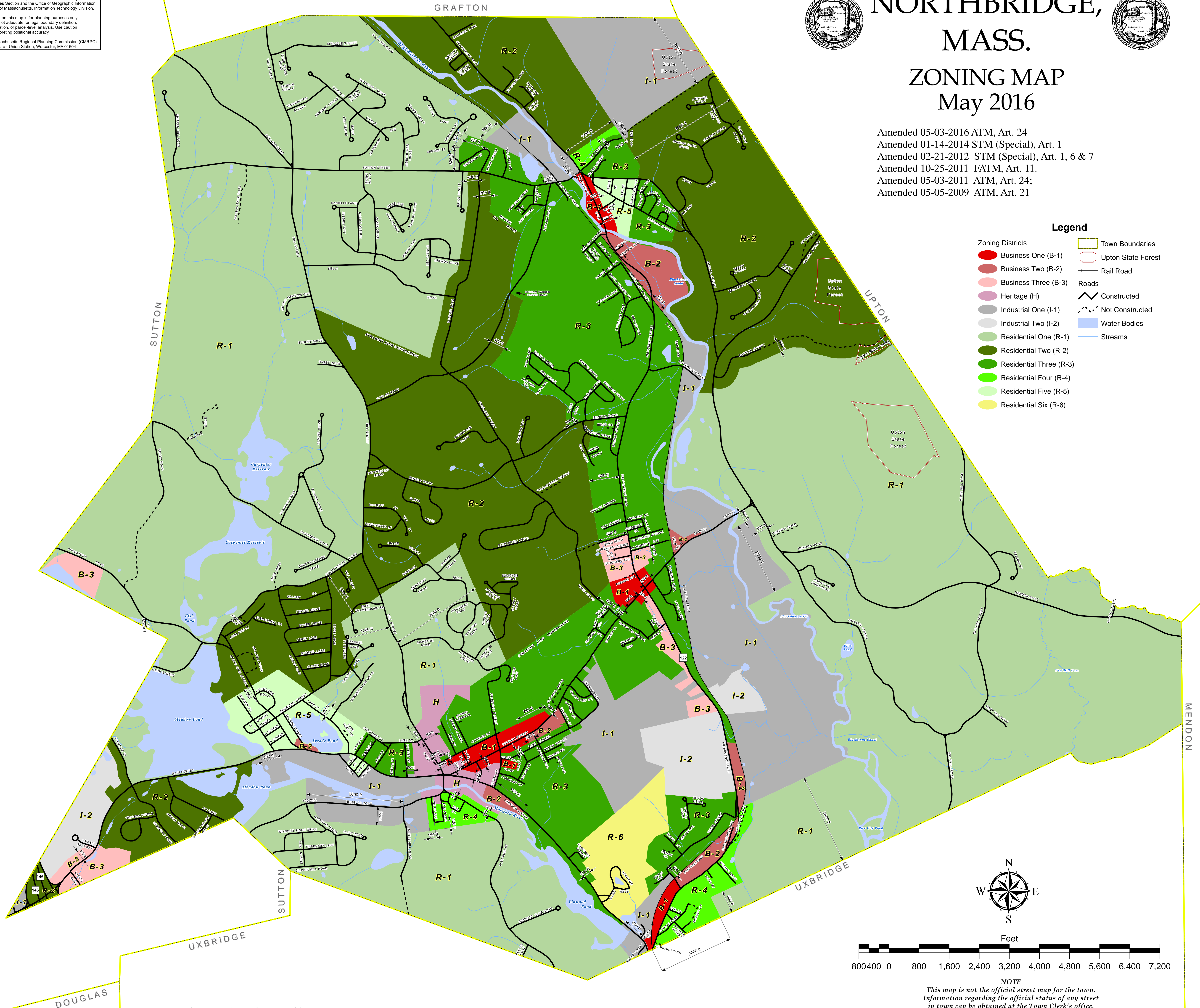


ZONING MAP May 2016

Amended 05-03-2016 ATM, Art. 24
Amended 01-14-2014 STM (Special), Art. 1
Amended 02-21-2012 STM (Special), Art. 1, 6 & 7
Amended 10-25-2011 FATM, Art. 11.
Amended 05-03-2011 ATM, Art. 24;
Amended 05-05-2009 ATM, Art. 21

Legend

- | | |
|-------------------------|------------------------|
| Zoning Districts | Town Boundaries |
| Business One (B-1) | Town Boundaries |
| Business Two (B-2) | Upton State Forest |
| Business Three (B-3) | Rail Road |
| Heritage (H) | Roads |
| Industrial One (I-1) | Constructed |
| Industrial Two (I-2) | Not Constructed |
| Residential One (R-1) | Water Bodies |
| Residential Two (R-2) | Streams |
| Residential Three (R-3) | |
| Residential Four (R-4) | |
| Residential Five (R-5) | |
| Residential Six (R-6) | |



NOTE
This map is not the official street map for the town.
Information regarding the official status of any street
in town can be obtained at the Town Clerk's office.