



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, January 12, 2010



Chairman James Vitello called the meeting to order at 7:00 PM. Barbara Gaudette, Janet Dolber and Edward Palmer were in attendance. George Martin was absent. R. Gary Bechtholdt II, Town Planner and Cindy Associate member were also present.

Meeting attendees include: Cindy Key (111 Clubhouse Lane), Angela King (28 Thurston Ave), Richard Foley (474 Shining Rock Drive), Roy Uthoff (128 Clubhouse Lane), Rebecca Siegle (127 Clubhouse Lane), Pat S. (130 Clubhouse Lane), Melanie Howe (15 Linkside Court), Thomas Mattson (95 Sheryl Drive), Kris Mead (486 Benson Road), Judith Brooks (1413 Providence Road), and William Drexler (Rhode Island).

I. CITIZENS FORUM

None

II. FORM A'S

None

III. HILLSIDE GARDEN ESTATES -CONT. PUBLIC HEARING

Definitive Subdivision –Modification

Michael Weaver, PE Guerriere & Halnon (applicant/engineer) provided a brief overview of the last hearing and provided the Planning Board with three (3) response letters address the following remaining concerns: impervious coverage; traffic; additional driveway; and the detention basin(s).

The Planning Board reviewed memorandum dated January 12, 2010 from the Planning office and DRAFT conditions of approval.

Mr. Vitello sought comment from the public in the audience. Ms. Angela King of 28 Thurston Avenue inquired about the activity behind her home, expressing concerns of additional blasting. Mr. Weaver explained to Ms. King the proposed modification and the process of remaining construction (which will likely require additional blasting). Mr. Vitello noted a pre-blast survey would be required, issued through the Fire Department.

Ms. King inquired about the existing right-of-way (ROW) between her property and her neighbors. Mr. Bechtholdt mentioned that he had spoke with Mr. Gamache from Guerriere & Halnon concerning this matter; accordingly it was Mr. Bechtholdt added that Mr. Gamache may offer more specifics concerning the status of the ROW. Mr. Bechtholdt indicated that he would add a condition to the approval specific to this existing right-of-way.

Upon seeking additional public comment the Planning Board reviewed draft conditions of approval prepared by the Planning office.

Mr. Bechtholdt suggested that the Conditions of Approval listed in the original Certificate of Approval dated May 04, 2005 may be amended to include the following: Construction vehicles associated with the construction of the subdivision roadway and associated infrastructure improvements shall access the site from Thurston Avenue via Church Street; The subdivision roadway may be modified to include a driveway apron and access easement for abutting residential property Assessors Map 14 Parcel 74 (n/f Hurley); Prior to lot release the owner/applicant shall inspect the trees located along the subject property and the abutting residential homes on Thurston Avenue; trees determined to be dead or no longer thriving shall be removed; Prior to lot release of Lot #1 applicant/engineer shall provide the Planning Board with information concerning the status of the reserved right-of-way between Assessors Map 14 Parcels 77 & 78. Said right-of-way shall not be used for access for the benefit of Lot #1 or other lots within the subdivision development; and the detention basins and drainage systems are to be constructed and operational as the initial step to development. Prior to release of lots documentation shall be provided to the Planning Board and its agent indicating that the drainage systems have been installed as approved and are working as designed.

After closing the public hearing and upon motion duly made and seconded the Planning Board voted 4-0 to approve with conditions, the definitive subdivision modification; creating ten (10) single-family house lots to be serviced by the previously approved subdivision roadway locate off Thurston Avenue.

IV. SHINING ROCK GOLF COMMUNITY – CONT. PUBLIC HEARING

Definitive Subdivision –Modification (Phasing)

John Galvani of Norwood Cooperative Bank, Eric Dias & Garret Tunison of Tunison Smith (Engineer), and Tom Brady, attorney for Norwood Bank reviewed with the Planning Board the proposed modification concerning the project phasing. Mr. Galvani provided the Planning Board with a letter dated January 12, 2010, detailing the status of the Shining Rock Golf Community.

Mr. Dias reviewed with the Board, noting that remaining issues within Phase 1 & Phase 2 have been addressed including: sidewalks; streetlights; street signs; parking lot trailhead; and the Zappella matter. Mr. Galvani reviewed proposed project phasing suggesting release of phase 4 and phase 5 with the remaining six lots as phase 6.

Mr. Vitello asked if the Board members had questions specific to Phase 1 and Phase 2, Ms. Gaudette inquired about the trailhead parking to be located off Shining Rock Drive, noting that that paved area appears to be really small. Ms. Gaudette questioned if the revised parking layout was the same sized footprint as originally presented, suggesting that the impervious area may have been reduced and not sure if the parking area could accommodate six cars. Mr. Dias explained they would provide additional information to confirm trailhead parking design/construction.

Board members and residents reviewed with the applicant/engineer the improvements within Phase 1 & Phase 2 and expressed concerns with the street trees planted within the development specifically along Clubhouse Lane. Garret Tunison provided the Board with a plan showing the locations of the street trees along with a chart illustrating the widths of the grass-strips.

Residents voiced concern with the variety and quantity of the street trees. Mr. Vitello expressed similar concerns noting the trees planted along Clubhouse Lane appear to be ornamental and may not be consistent with what was originally approved by the Board. Residents wanted the street trees to have a consistent look within the community, suggesting a willingness to put together a proposal that will be shared and discussed with the bank and the engineers.

Mr. Vitello turned to the Board and asked if anything else was plaguing the members relative to Phases 1 and 2. Ms. Gaudette inquired about the intersection of Clubhouse Lane, Fairway and Sandtrap. Mr. Galvani noted that the intersection has not received its final topcoat, recently placed cold-patch within the intersection, however due to the cold temperature and snow fall (plowing pulls out the patch) the remedies have not resolved the concerns. Mr. Galvani noted that the bank will continue to monitor the situation. Mr. Dias mentioned that this area would be paved as part of the current phase 4 of the project.

Mr. Vitello sought additional input and comment from the Board. Ms. Gaudette mentioned a concern with the street trees planted along Shining Rock Drive. Mr. Dias suggested that he would talk with Jim Malley, the Planning Board's consultant, noting that he has submitted the as-builts for his review.

Mr. Vitello looked to the Planning Board members for a motion concerning the requested modification to the project phasing. Ms. Gaudette stated that she feels the phasing was done for a purpose and approved based on having the golf course and amenities. The golf course and the clubhouse were to be the centerpiece; the amenities need to be completed / bonded before moving to the next phase.

Mr. Galvani in reference to the banks request to modify the phasing felt restricting the six lots and not releasing was a viable alternative, citing the 6 have a value of \$1.2 million. Mr. Vitello explained that he is 100% in favor of holding lots for fear of future conversations with a different Board if the clubhouse is not completed.

Mr. Palmer noted that he would prefer holding lots on Shining Rock Drive (extension) in addition to the six lots, suggesting for the project to be on hold may not be a good thing, re-phasing may allow the project to progress and holding lots offers protection. Mr. Galvani stated that he has the utmost confidence in the new owner of the golf course, noting no one buys a course without planning on a clubhouse. Residents agreed that holding more than 6 lots would be advisable.

Mr. Palmer said he would like to see the Board hold a couple of lots along Shining Rock Drive extension in addition to. Mr. Galvani acknowledged holding 2 more is extreme but is willing to go along.

Ms. Gaudette asked about the status of the offsite improvements (sidewalk & traffic study), reminding the Board that the DPW Director had stated improving sidewalk within Rockdale would be more beneficial citing installing sidewalk along School Street may be problematic according to the Director of Public Works.

Mr. Bechtholdt explained that the bank had provided the Board with a letter requesting a monetary contribution in lieu of the traffic study, noting that it was his understanding that the DPW Director felt providing funds at this time would be a suitable alternative. Mr. Bechtholdt also reminded the Board

that the DPW had also provide a memo regarding replacement locations for sidewalks within Rockdale. Mr. Galvani informed the Board that the banks preference would be to offer funds. Mr. Bechtholdt suggested that he would contact the DPW Director about putting together a cost estimate for the sidewalk.

Marlene McIlvaine, Clubhouse Lane resident expressed her continued concerns with the condition of Hartford Avenue in Upton. Mr. Vitello suggested that residents talk with Upton. Mr. Galvani explained that the bank does not own property along Hartford Ave, noting that it was his understanding there may be some pending litigations with the property owner and the Town of Upton. Mr. Bechtholdt commented that residents may want to tread lightly with Upton, suggesting that the Town of Upton likely does not want there traffic anyway.

After taking public input and upon closing the public hearing the Planning Board voted (4-0) to APPROVE the Shining Rock Golf Community Definitive Subdivision Modification by amending the project phasing. The conditions listed in the Certificate of Approval dated November 13, 2002 for the Shining Rock Golf Community definitive subdivision are hereby further AMENDED as follows:

PROJECT PHASING:

Phase III

Road Construction:	Sand Trap Court: 0+00 to 5+65
Lot Development:	07 Townhouse/Condominium buildings (Sandtrap Court)
Road Construction:	Shining Rock Drive: 29+75 to 36+46
Lot Development:	Lots 27 – 31 & 34 - 39 (Shining Rock Drive)

Phase IV

Road Construction:	None
Lot development:	Clubhouse

Phase V

Road Construction:	Fairway Drive: 10+08 to 13+73
Lot development:	Lots 57 – 62 (Fairway) and Lots 32 & 33 (Shining Rock Drive)

In making said determination the Planning Board noted prior to the issuance of lot release the owner/applicant shall address to the satisfaction of the Planning Board the following: (1.) installation of trailhead parking facility; (2.) street trees along Clubhouse Lane; (3.) receipt of documentation for Phase I & II pursuant to Section 222-9 N [Subdivision Rules & Regulations]; (4.) traffic study/analysis; and (5.) off-site sidewalk improvements.

V. LOT #2 BENSON ROAD (MAP 23 PARCEL 139) –. PUBLIC HEARING

Special PErmit -Section 173-27 E [Residential driveway requirements]

Prior to the opening of the public hearing Mr. Vitello noted that in the absence of George Martin; Cindy Keys the Board's Associate member would be participating in the review and decision of this special permit application.

In accordance with the provisions of Massachusetts General Laws & the Town of Northbridge Zoning By-Law Chapter 173, the Northbridge Planning Board opened its to consider a special permit application pursuant to Section 173-27 E (1) [Residential driveways] for Judith Brooks of 1413 Providence Road to allow construction of residential driveway within ten (10) feet of property line for Lot # 2 Benson Road Assessors Map 23 Parcel 139. The application submittal included plan entitled “Site Plan” AP 23 Lot 139 Benson Road dated August 2009 and prepared by Northwest Engineering Services, LLC of Douglas, MA.

William Drexel (Northwest Engineering Services, LLC) on behalf of the owner/applicant reviewed with the Planning Board the location of the proposed driveway, noting that positioning the driveway would minimize wetland impacts.

Mr. Bechtholdt reviewed with the Board memorandum dated January 12, 2010, indicating that both the Conservation Commission and the Inspector of Buildings have expressed concerns with the upland requirement for Lot #2, noting that it was his understanding that the lot was proposed and not an existing lot. Mr. Drexel informed the Board that lot #2 is an existing house lot on Benson Road. Judith Brooks (owner/applicant) and Kristine Mead of 486 Benson Road (abutter) voiced support of the application.

After closing the public hearing and upon motion duly made and seconded the Planning Board voted (5-0) to grant the special permit (with conditions) pursuant to Section 173-27 E (1) [Residential driveway requirements]: Residential driveway shall be installed on the easterly side of property, as shown on accompany plan subject to the review and approval(s) from the Northbridge Conservation Commission and Prior to the issuance of a Building Permit the Owner/applicant shall provide the Planning Board with a copy of the Conservation Commission Order of Conditions and print set of the approved plan.

In granting this special permit the Planning Board noted such decision is not a determination or recommendation concerning the comments/concerns raised in the Inspector of Buildings letter or the Conservation Commissions memorandums.

VI. STORMWATER MANAGEMENT REGULATIONS -CONT. PUBLIC HEARING

Adoption of local regulations

Upon motion duly made and seconded the Planning Board closed the hearing and voted (4-0) to take no action relative to the proposed Stormwater Management Regulations. In making determination the Board noted as a result of the pending resignation of George Martin and James Vitello’s planned departure in February/March the continued review of the proposed Stormwater Management Regulation would lack sufficient quorum requirements and as such the Board decided to close hearing now suggesting that the Board will look to hold a new hearing for same at a later date.

OLD / NEW BUSINESS

Minutes –Approval

Upon motion duly made and seconded the Planning Board approved the meeting minutes of Tuesday, November 10, 2009 & Tuesday, November 24, 2009.

Consultant review [Camelot]

As recommended in memorandum dated January 04, 2010 from the Director of Public Works the Planning Board voted (4-0) to expand scope of Cullinan Engineering's review to include the proposed sewer pump station. As an aside Ms. Gaudette inquired about the decision period for the application.

Sexual Harassment Policy

Planning Board members received copy of the Town of Northbridge Sexual Harassment Policy –Section 5.40.

Best Development Practices Guidebook

Mr. Bechtholdt noted receipt of the final-version of the Best Development Practices Guidebook prepared by Pare Corporation. Copies of same will be made available online on the town's website. Board members were pleased with the outcome of the guidebook.

Planning Board 2009 Annual Report -Review

Mr. Bechtholdt and Ms. Gaudette reviewed with the Planning Board the 2009 report, noting that this years reporting has more substance than prior years. Mr. Bechtholdt thanked Ms. Gaudette for all her efforts in putting together the information.

Green Community Initiatives –Discussion

The Planning Board tabled the discussion to the next available meeting.

43D Expedited Permitting Tasks –Status

Mr. Bechtholdt provided Board members with a copy of correspondence from CMRPC concerning their tasks in providing recommendations on Zoning bylaws specific to 43D expedited permitting. Mr. Bechtholdt noted that it was his understanding proposed zoning amendments may be ready for consideration at this years Spring Annual Town Meeting.

Housing Production Plan –Discussion

Mr. Bechtholdt provided Board members with a copy of Board of Selectmen appointment of Thomas Melia to serve on the Housing Partnership Committee (ad-hoc).

Master Plan Update –Discussion

The Planning Board tabled the discussion to the next available meeting.

Mail –Review

See mail listing attached hereto.

Other

Mr. Bechtholdt reminded Board members that they need to complete the State's online Ethics Training Session.

Central Massachusetts Brownfields Program

Mr. Bechtholdt provided Board members with a copy of the Central MA Brownfields site nomination for 2040 Providence Road.

Adjournment

Have no additional business the Planning Board adjourned its meeting of Tuesday, January 12, 2010 at or about 10:00 PM.

Respectfully submitted,

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk