



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, February 09, 2010



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

Meeting attendees include: Barry Gallant (38 Kingsnorth); George Murray (43 Spruce Street); Joe Marinella (J&F Marinella Construction); Frank Marinella (207 Hemlock Street); Selectman James Marzec; Stan DeHaan; James Knott Sr; Jayne Knott; Roy Uthoff; Denis Rice; and David Brossi.

I. CITIZENS FORUM

None

Mr. Vitello explained to the Planning Board that he would be moving before the end of the month (sooner than expected) and as such asked the Planning Board if they would reschedule the next Planning Board meeting from February 23, 2010 to an earlier date. After discussions the Planning Board voted (4-0) to meet on Wednesday, February 17, 2010 and not February 23, 2010 as originally scheduled.

Mr. Vitello also explained to meeting attendees that the Shining Rock Golf street tree review would not be discussed this evening however the offsite improvements would be during Old/New business.

GREEN COMMITTEE

Green Community Initiatives

Selectman James Marzec (Green Committee member) provided the Planning Board with an overview of the 5 Criteria for becoming a "Green Community". Selectman Marzec indicated that he would like some guidance on Criteria 5, specifically the Stretch Code. Selectman Marzec announced that Green Communities will have access to grants for wind turbines and solar panels.

Mr. Bechtholdt explained that the Planning Board is aware of the green community initiative and will be working with the consultant assigned to Northbridge on addressing the by-right siting of green/energy initiatives however did not believe that the Stretch Code, which is a building code is something within the scope of the Planning Board; Planning Board members agreed. Selectman Marzec again mentioned with the green community designation comes many opportunities for grants. Mr. Palmer asked what types of grants are out there. Ms. Gaudette suggested; one should not focus on the grants; do because it should be done, a valuable goal; don't just chase the carrot; the Green Committee should come up with a plan and present it to the town.

Mr. Bechtholdt thanked Selectman Marzec for coming in and noted that the Green Committee may be in a bit of flux in that the State has recently changed the requirement for local adoption of the Stretch Code from a vote of the Board of Selectmen to now requiring Town Meeting action. Mr. Bechtholdt also added that the Stretch Code training session and Q&A has been rescheduled to Thursday, February 26th at 6:30PM. Planning Board members thank Mr. Marzec and other Green Committee members for their time and interest in pursuing this matter.

II. FORM A'S

None

III. RIVERDALE WATER COMPANY LLC -PRESENTATION

Proposed Public water supply

Jayne F. Knott, MS agent (Riverdale Water Company LLC) and James M. Knott Sr met with the Planning Board to review the development of a public water supply; whose source of potable water will consists of two wells screened in sand and gravel aquifer along the Blackstone River in Riverdale. Planning Board members received letter dated January 07, 2010 from Riverdale Water Company LLC along with copy of 310 CMR Wellhead Protection Regulations.

Mr. Knott indicated in order to cool his welding machines he would need to spend \$500,000 a year for water. Mr. Knott explained that the quality of the water is excellent and amounts to 600 gallons per minute; its pure than pure and we had it tested for DEP. The water will be used for his manufacturing and the 20-units across the river as well as the 40B development off Providence Road proposed at 80-units.

Ms. Knott explained that DEP has granted approval for public water supply in October 2009 looking to protect the Zone II, presently have permit to construct. Ms. Knott indicated they would be allowed to use water supply without the rezone. Mr. Vitello explained that he was not sure; after reading through the restrictions why the town would want to have the overlay with more restrictions especially if it is something that one may not need to use the water source. Ms. Knott suggested it should be a priority of the town to protect public water supplies.

Board members inquired about restrictions such as horse farms; cemeteries; existing uses; and new & expanded businesses. What about fertilizer storage areas for the Shining Rock golf course. Mr. Vitello noted that the Zone II encompasses a large area. Ms. Gaudette noted that the Zone II would require Town Meeting action.

Planning Board members thanked Jayne Knott and James Knott Sr. for attending and asked them to provide additional information on any possible restrictions and welcomed them to come back to provide such additional information.

IV. THE CAMELOT DEFINITIVE SUBDIVISION -CONT. PUBLIC HEARING

Residential Subdivision -Hill Street/Hillcrest Road

Mark Anderson of Heritage Design Group provided the Planning Board with an update. Mr. Vitello asked if he calculated the open space area. Mr. Anderson indicated that the open space is approximately 28% of the entire site and 10% is dry. Ms. Gaudette inquired if Conservation Commission looked at the vernal pool (not-certified) at the end of Road D to the rear of Lot #52. Mr. Anderson mentioned that he would bring it to their attention as part of their reviews.

Mr. Anderson indicated that the plan has been revised to address the concerns of the abutters along Hill Street and those on Kings North, adding that two easements have been created off Roadway B to the two

existing homes on Kings North for future sewer connection(s) if necessary. Mr. Gallant thanked the Board and the developer and wanted the records to note that the developer has agreed to bear the costs for all legal documentation to effectuate this matter including recording at the Registry of Deeds.

Mr. Anderson provided the Planning Board with copy of letter from William Rathbone, a Certified Arborist which was in regards to the large white oak located on Hill Street. Ms. Gaudette mentioned that she knows of Mr. Rathbone and that he is respected in the field. Mr. Bechtholdt noted that a separate application pursuant to the town's Scenic Road Bylaw will need to be filed and reviewed by the Planning Board for any proposed work on Hill Street, a designated scenic road.

Mr. Anderson provided the Board with a letter from Leonard Jolles, Hill Street Nominee Trust granting permission to revise the open space parcels to allow for the proposed Roadway A. Mr. Anderson also provided the Board with a draft ANR plan detailing the land swap. Mr. Bechtholdt noted that the ANR should be considered and reviewed by the Planning Board prior to endorsing any definitive plan; the ANR plan should be referenced on the revised plan.

Mr. Anderson reviewed with the Planning Board location of the bus stop shelter and 5 off-street parking space located on Lot #10 at the intersection of Road A and Road B. After discussion the Planning Board agreed that the bus stop shelter was not necessary and asked that the plan be revised to include additional parking spaces. Mr. Anderson indicated that two additional spaces would be added. Mr. Anderson noted that the parking spaces would be paved.

Mr. Anderson provided the Planning Board with letter dated February 09, 2010 regarding waiver requests. Mr. Bechtholdt also provided the Board with a copy of report dated February 08, 2010 from Cullinan Engineering regarding remaining issues.

Upon motion duly made and seconded the Board voted (4-0) to CONTINUE the public hearing to *Wednesday, February 17, 2010 at 7:05 PM* to allow opportunity for the applicant/engineer to address remaining comments received and provide additional time for public review and comment.

V. ALTERNATIVES HOUSING DEVELOPMENT –PUBLIC MEETING

22 Whitin Avenue –Site Plan review

Mark Anderson of Heritage Design Group, Denis Rice, Executive Director and Jonathan Austin, Architect met with the Planning Board to review site plan application. Mr. Anderson explained that Alternatives Unlimited bought property which is adjacent to their upper parking lot off Douglas Road. Alternatives is looking to redevelop the site to consist of housing and educational programs for clients serviced by Alternatives Unlimited, noting that an overview was offered a few weeks ago.

Mr. Anderson explained that the development will include residential housing and a learning center educational facility for clients teaching them working with planting materials and greenhouse. Building will consist of six units for the clients and one for a supervisor of the clients. Project will refurbish existing greenhouse and access will remain off Whitin Avenue as in past. Mr. Anderson noted, the Board may be aware that Alternatives in the past year has developed a farmers market; this facility will help supply flowers from the greenhouse. The new construction of the building will have access via a new paved driveway and

other access out to Douglas road parking area. Mr. Anderson mentioned that they have met with the Fire Chief and Building Inspector who are very comfortable with access and completely satisfied. The building will be ADA accessible; secondary access with full turn-around area. The building will be fully sprinklered and comply with all state building codes. The site design will have secondary access with full turn-around; a gate will be installed separating the two parking areas.

Mr. Anderson noting that the greenhouse and the building site development will be considered green design; where the rain water will be recycled and collected in an underground storage tank. Learning center as well education greenhouse

Jonathan Austin, Architect provided an overview of the building and site design noting the building orientation south to take advantage of the sun for lighting and possible solar. Mr. Anderson explained that the plan has since been revised by reducing the onsite parking and providing same on the adjacent parking lot. Ms. Gaudette agreed revising the parking would provide more green space. Mr. Anderson noted that they have an excess of parking for the present use for Alternatives and felt it was better to put the ten spaces off the Douglas Road lot and three accessible spaces near the building; this will allow us to expand the green space. Mr. Vitello noted he did not have a problem with it however asked if parking proximity would require waiver; Mr. Anderson suggested that the Planning Board may consider it as part of its site plan review.

Mr. Anderson reviewed the infrastructure improvements; noting they will need to upgrade water to support the project and will likely replace the sewer line. Mr. Anderson explained that his client has met with the Water Company and know a new line will need to be brought into the site from Whitin Avenue; noting that the existing line in the road is 8-inch. Board members asked if they were sure; Mr. Anderson confirmed and noted that the service to the existing homes would be upgraded to the properties as well, which will likely result in more pressure and more volume. The entire driveway from Whitin Avenue will be repaved due to this construction (installation of water/sewer line).

Mr. Anderson also noted that the Fire Department has reviewed proposal and is satisfied with access, in fact will now have two access points; the other being via the parking area off Douglas Road. Technically may become the main access; clients will not have vehicles; staff and those assisting will likely access from Douglas Road from Alternatives main facility; not a lot of traffic. Mr. Anderson added that the access concerns have been addressed; stating in fact the Fire Department will have two access points where only one exists.

Ms. Dolber inquired about size of the individual units; Mr. Austin noted when design for handicapped tends to increase the overall square footage and mentioned the concept of aging in place. Mr. Palmer expressed initial concerns of potential traffic however not realized due to type of proposal and now does not see being an impact. Mr. Palmer asked if the main access would be from the parking lot from Douglas Road and if they could limit construction vehicles access not to use Whitin Avenue. Mr. Austin noted that as part of the initial site preparation a construction fence would be installed around the perimeter of the site, construction access would be from the large existing parking lot.

Mr. Vitello sought comments from the audience. Willard Banning of Whitin Avenue expressed concern of sewer being adequate stating that the greenhouse was never connected to the sewer system; Mr. Anderson noted that they will be working with DPW to replace the existing line if needed as part of connecting the building.

Jim Ruberti, representing Bryan and Dale Cherrier wanted to know if other boards and departments provided reports; do they provide a written report like the zoning bylaw says they have up to 30-days to respond. Mr. Bechtholdt explained upon receipt of a site plan application the Planning office distributes copies and conducts a Technical Review meeting where the various municipal departments review the proposal with the applicant/engineer. Mr. Bechtholdt noted that the Planning office received something from the Sewer Department, an email communication and only received a verbal from the Fire Department at this point; suggesting some provide written comments right a way others not so immediate. Mr. Vitello added that others may provide comments it depends on what the proposal triggers for instance Conservation may provide comment. Mr. Bechtholdt indicated that the Conservation Commission has issued a report with a negative determination and is included in the file. Mr. Ruberti explained that he went to the Planning office earlier and only saw a two-page document describing the project.

Mr. Ruberti informed the Board that this application is round two for the abutters; as the better part of last year was spent with the Zoning Board and wants to bring forth some concerns. Mr. Ruberti explained that the site is zoned industrial and as of right does not allow residential. He has heard very little tonight about the educational use and is concerned if not educational the proposal could not be done. The proposal of a 10,000 square-foot building is far different than what was considered last year; we went from a two unit to a possible five unit and now we are talking about a seven unit building; how would you like a 10,000 square-foot house across the street from you; if it was residential zoned would not be allowed; should be a 2,500 SF with less people less dense. Board members disagreed noting that residential zones would not limit the size as long as the building met the setbacks.

Mr. Vitello agreed that the site is zone industrial and was not sure why one would not consider the proposal an improvement; one could seemingly put up a large unattractive steel structure for industrial use. Mr. Vitello added that one may have presumed to have a smaller scale resident if you were in a residential zone but you are not. Mr. Bechtholdt added, though he was not sure but believes the Zoning Board may have been considering a pre-existing nonconforming use application at the time when the 5 units were proposed. Mr. Bechtholdt added that the Building Inspector is comfortable with the proposed educational use. Mr. Vitello also explained that this determination is not something the Planning Board needs to determine.

Mr. Ruberti agreed and stated it is a noble purpose, however asked about the density and the number of units; also inquired about maintaining the right-of-way and adding additional landscaping buffers. Mr. Vitello suggested perhaps that they could possibly do more than just seven; maybe as much as 20 or more. Mr. Bechtholdt noted that it was his understanding that the proposal was filed under the Dover Amendment exemption. Board members did not express concern relative to the proposed density. Mr. Austin noted that the site design project confirms to all dimensional requirements of zoning.

Mr. Ruberti and Ms. Cherrier reviewed with the Planning Board existing fence and landscaping; Ms. Cherrier noted that her 6-foot wooden fence is approximately 9 years old and in need of repair. Ms. Cherrier also described concerns of oil deliveries and access to her driveway. Mr. Vitello asked if Alternatives planned to plow the driveway and if additional buffers could be added in the form of a new fence or more plantings. Alternatives agreed to plow the access from Whitin Avenue and would incorporate additional landscaping plantings or additional screening such as a fence.

After seeking additional input from abutters and display of disrespect from Mr. Ruberti Mr. Vitello noted that he can tolerate a lot but rudeness is not one that he can put up with. Mr. Bechtholdt indicated that he would incorporate items discussed in addition to the general conditions.

The Planning Board, upon motion duly made and seconded, voted (4-0) to approve with conditions the site plan for seven (7) unit and greenhouse for clients of Alternatives Unlimited, Inc.

OLD / NEW BUSINESS

Minutes –Approval

Upon motion duly made and seconded the Board voted (4-0) to APPROVE the meeting minutes of January 12, 2010 & January 26, 2010.

Presidential Farms –Extension / Bond (Phase 3) / Lot release (Lot #80)

David Brossi, developer reviewed with the Planning Board overall status of the Presidential Farms subdivision. The Board indicated that they were pleased with Mr. Brossi's efforts during this economic climate. Mr. Brossi mentioned that he is looking to start phase 3; Wilson & Roosevelt and indicated that he would be incorporating concrete aprons at the driveways to avoid complications with the sidewalk an ADA; phases 3 through 5 will have concrete aprons.

Mr. Brossi noted that he will like to use a Tri-party agreement rather than an insurance bond citing that in this economy lenders are hesitant in providing such; Mr. Brossi added with the Board's approval he will use Webster Five Tri-part Agreement. Ms. Gaudette explained that the Board has used Tri-party agreements in the past and will be acceptable.

The Planning Board upon motion duly made and seconded voted (4-0) to GRANT a one-year extension for the completion date through march 01, 2011; Establish performance bond amount of \$187,000.00 for Phase III, subject to the Department Public works; and Release Lot #80. In making such determination the Board reviewed Planning memorandum dated February 09, 2010 and Phase 3 punchlist and cost estimate prepared by Malley Engineering, the Board's consultant.

Shining Rock Golf Community –offsite improvements

After brief discussion the Planning Board determined they would need additional information concerning the Norwood bank's request to accept a monetary contribution in lieu of the offsite improvements (sidewalks along School Street & traffic study/report). Planning Board shall review correspondence from DPW regarding alternative sidewalk locations (Taft Street area). This matter will be discussed during the February 17, 2010 meeting.

Shining Rock Golf Community –Status update

Board members noted matters relating to Street trees and trailhead parking would be discussed during the Wednesday, February 17, 2010 Planning Board meeting scheduled for 7:35PM. Planning Board reviewed letter from Norwood bank and requested additional information concerning the offsite sidewalk improvements. Mr. Bechtholdt noted that he recalls the DPW Director providing a memo which included possible alternative sites for sidewalk improvements. Board members before considering the \$60,000 in lieu of offsite improvements want to make sure the values are consist with what was originally required.

Meadow Wood 8 –Discussion Subdivision Status –Overview

Mr. Bechtholdt noted that Town Counsel has contacted Attorney Greenwald's office since the last meeting and explained that Mr. Greenwald will be out of the country until February 23rd. According to Town Counsel it is incumbent upon Attorney Greenwald to advise as to the status of the ownership of the roadways, and, incidental to that, provide a title certificate. If interests in the roads have not been reserved, we are probably looking at a taking.

FEMA Hazard Mitigation Grant program (HMGP) -04/09/10

Mr. Bechtholdt explained that FEMA is sponsoring a grant briefing later in the week for this year's program; Mr. Bechtholdt will not be able to attend as he will be going to Boston to the DHCD office to submit this year's CDBG application; the fire Chief, DPW Director and the Emergency Response Director may attend. Preliminary discussions suggest town may look to submit application focusing on Rockdale flooding issues, perhaps design & construction for flood walls.

43D Expedited Permitting –Status

Tabled to next available meeting –no discussion

Overlay map(s) Update/Amendment –Discussion

Mr. Bechtholdt provided the Planning Board with a draft map showing the town's overlay districts. Mr. Bechtholdt noted that the new map would be consistent with the recently approved Zoning map, adding that the individual zoning overlay provisions would need to be revised to reference the map; currently with the eight to ten overlay districts we have eight to ten different maps.

2010 Spring Annual Town Meeting –May 04, 2010

No discussion

2010 SATM Warrant –Closes March 19, 2010

No discussion

Mail –Review

See mail listing attached hereto.

OtherAdjournment

Have no additional business the Planning Board adjourned its meeting of Tuesday, February 09, 2010 at or about 9:35 PM.

Respectfully submitted,

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk