NORTHBRIDGE PLANNING BOARD
MINUTES
Tuesday, March 24, 2015

Recognizing the presence of a quorum Chairman George Murray called the meeting to order at or about 7:00PM with Barbara Gaudette, Brian Massey and Pamela Ferrara in attendance. R. Gary Bechtholdt II, Town Planner and Cindy Key, Associate member were also present; with Mark Key absent.

The following members of the public were in attendance: Kenneth Foppema; William Mello; Normand Gamache & David Brossi.

I. CITIZENS FORUM

None

II. FORM A

None

III. PINE KNOLL, SENIOR LIVING DEVELOPMENT –PUBLIC HEARING
Special Permit (Modification) -§173-112 (F)

The Town Planner advised the Planning Board that the Certified Abutters List for the special permit application did not include the homeowners within the subdivision development and as such the public hearing will need to be postponed and rescheduled; Mr. Bechtholdt informed the Board that he has spoken to the Applicant regarding this oversight and will work with them to make sure the correct abutters listing from the Assessor's Office is prepared with proper notice sent to all required abutters.

The public hearing originally scheduled for Tuesday, March 24, 2015 was postponed and rescheduled for Tuesday, April 14, 2015 (7:45PM –Town Hall) as a result of an inaccurate abutters list. A revised public hearing notice will be provided to all those required to receive such indicating the postponement and rescheduling of this public hearing.

IV. FOPPEMA'S FARM (1605 Hill Street) -PUBLIC MEETING
Accessory Building -§173-49.1 -Site Plan Review

Mr. Bechtholdt indicated the notice requirements (posting/mailing) were satisfied. Mr. Bechtholdt read the public meeting notice: "In accordance with the provisions of Mass General Laws and the Town of Northbridge Zoning Bylaw Chapter 173, the Northbridge Planning Board will hold a public meeting on Tuesday, March 24, 2015 at 7:35 PM in the Selectmen's Chambers of the Northbridge Memorial Town Hall, 7 Main Street Whitinsville, MA, to consider the site plan application from Kenneth Foppema (Northbridge, MA) for a proposed 50'x100' accessory building to be used for warehouse, storage and workshop (farming & agriculture) to be located at 1605 Hill Street. The subject property, known as "Foppema Farm" is identified as Assessors Map 12 Parcel 21 and is located within the Residential One (R-1) Zoning District of the Town of Northbridge. A copy of the Site Plan Review Application and Site Development Plan entitled "1605 Hill Street" prepared by Andrews Survey & Engineering, Inc. dated February 23, 2015 is on file with the Office of the Town Clerk (7 Main Street –Town Hall) and the Community Planning & Development Office (14 Hill Street –Town Hall Annex) Whitinsville, MA and may be reviewed during regular office hours. The purpose of the

meeting is to provide an opportunity for public comment. Anyone wishing to be heard should attend said meeting at the time and place designated. George Murray, Chairman Northbridge Planning Board."

The Planning Board noted receipt of the following documents and correspondence received by the Northbridge Planning Board from the Applicant/Engineer: Site Plan Review application dated March 05, 2015; and Site Development Plan entitled "1605 Hill Street" (Foppema's Farm) prepared by Andrews Survey & Engineering, Inc. of Uxbridge, MA dated February 23, 2015 consisting of two (2) versions (w/aerial imagery & w/out aerial imagery), as well as documents and correspondence received by the Planning Board from municipal departments, boards, committees, and the public: Review Report Form dated March 09, 2015; Site Plan Review Checklist completed March 10, 2015; Board of Health Administrator memorandum dated March 19, 2015; Conservation Commission memorandum dated March 23, 2015; email communication from the Sewer Superintendent received March 19, 2015; email communication from the Highway Superintendent received March 20, 2015; email communication(s) from Randy Swigor of the Whitinsville Water Company received March 10, 2015; and reference to the Technical Review meeting notes dated March 17, 2015.

The Board members welcomed Kenneth Foppema (Owner/Applicant); Mr. Foppema provided the Board with an overview of the planned construction of the accessory storage building, noting the building would be used to hold crops; a cooler to store apples; a good area to efficiently store things like seasonal packing material for the farm stand, etc. and will include a walled off area for repair and maintenance of equipment. Mr. Foppema added the building will be beneficial to store hard items such as pumpkins, squash and potatoes; to get them out of the fields before Mother Nature takes them back.

Mr. Bechtholdt noted, as he mentioned to Mr. Foppema during the Technical Review meeting the Conservation Commission will have another opportunity to review as part of the Building Permit Application as well. Mr. Bechtholdt suggested during the Technical Review a lot of the comments were more specific to building code, with the Fire Chief and Building Inspector attending, with the main concern of the water company on whether or not fertilizer would be stored within the new building; to which Mr. Foppema indicated no. Mr. Foppema then confirmed for Brian Massey that the building will be on a concrete slab with a gravel driveway.

Upon motion duly made (Massey) and seconded (Gaudette) the Planning Board voted (4-0) to APPROVE WITH CONDITIONS the site development plan for Foppema's Farm for a ±5,000 square-foot accessory building to be used for warehouse, storage and workshop (farming/agriculture).

Conditions of approval include: shall be subject to conditions, if any imposed by the Northbridge Board of Health and Conservation Commission; any illumination, including security lighting shall be arranged so as to reflect away from abutting properties. Exterior lighting shall be directed in a manner to avoid glare onto adjacent properties to limit the amount of light trespass; as part of the Building Permit Application the Owner/Applicant shall supply the Building Inspector with a listing of materials, equipment and goods that may be stored in the accessory building. Reference is made to §173-71 [Definitions] and §173-73 [Use regulations] of Northbridge's Aquifer Protection Districts Zoning Bylaw (Article XIII). It is the understanding of the Planning Board that pesticides and/or fertilizers will not be stored within this accessory building; Changes to the site development either prior to or during construction shall be administered through the Planning Board in accordance with Section 173-49.1 H of the Northbridge Zoning By-Laws; Pursuant to Section 173-49.1 I (2) of the Northbridge Zoning Bylaw this site plan approval shall lapse in one (1) year, if a

substantial use thereof has not commenced, except to good cause, which shall not include such time required to pursue or await the determination of an appeal; Violation of any condition(s) noted herein or failure to comply with this site plan development approval shall subject the Owner/Applicant to zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A and as otherwise provided in the Northbridge bylaws.

Based on its finding the Planning Board did not require a Development Impact Assessment, Section 173-49.1 E (2) (p) of the Northbridge Zoning By-Laws. As provided for in Section 173-49.1 E (3) of the Northbridge Zoning By-Law the Planning Board may waive any requirements if it believes that the requirement is not necessary based upon the size and scope of the project.

OLD / NEW BUSINESS

Approval of Meeting Minutes – January 13, 2015, January 27, 2015 & February 10, 2015
The Planning Board tabled action to the next scheduled meeting.

2015 Spring Annual Town Meeting -Tuesday, May 05, 2015 (7:00PM)
No discussion –point of information.

Solar Electric Generating Facility (Lasell Road) –One year extension (Site Plan Approval)
Mr. Bechtholdt noted receipt of letter from Attorney Henry Lane (dated March 19, 2015) on behalf of the Applicant, requesting an extension of the Planning Board's Site Plan approval due to a number of complications, construction work has yet to begin. Mr. Bechtholdt indicated it was his understanding due to policy changes with State and the net metering credits construction was delayed in 2014. Mr. Bechtholdt provided the Planning Board with a copy of its site plan decision –Certificate of Approval dated April 25, 2014 and referenced condition #12; site plan approval shall lapse in one (1) year, if a substantial use thereof has not commenced, except for good cause, which shall not include such time required to pursue or await the determination of an appeal. *Upon motion duly made (Massey) and seconded (Ferrara) the Planning Board voted (4-0) to grant a one-year extension of its approval as requested.*

Presidential Farms –Phase V Construction
David Brossi (Developer) and Normand Gamache (Engineer) met with the Planning Board to review the Phase V –Construction Sequencing and Erosion Control Plans for Presidential Farms. Mr. Bechtholdt informed the Board that a copy of same shall be provided to JH Engineering Group, LLC (the Board's consulting engineer) for review and comment. Mr. Bechtholdt did not anticipate any problems with the plan, suggesting Guerriere & Halnon, Inc. typically provide clean and easy to read plans. Mr. Gamache briefed the Board on sequencing of construction from Lincoln Circle to the remainder of Roosevelt Drive which will terminate in a cul-de-sac (utilization of a temporary sediment basin, etc.). Mr. Murray asked if a barrier could be installed at the entrance of Phase V to control runoff; Mr. Brossi indicated he utilized hay bales at his site in Grafton and would employ the same techniques here to address concerns (noting it accomplishes two things; run-off and keeps people from accessing the site, four-wheelers, etc.). Mr. Murray confirmed with Mr. Brossi measures to be taken to address potential run-off concerns onto the public way. Having no additional comment the Board asked Mr. Gamache to provide JH Engineering Group, LLC with a copy of the Phase V plan for review and comment.

Presidential Farms –Open Space Improvements (Bikeway / Walking Path)

David Brossi (Developer) inquired if the Planning Board would be interested in allowing him to provide a monetary donation to the town for recreational purposes (specific to improving existing ball fields) in lieu of constructing the walking path and bikeway required as part of the original subdivision approval. Mr. Brossi reminded Board members that this idea was first suggested a couple of years ago as the Board (back then) and Town Planner questioned the long-term maintenance of upkeep of a walking path and bikeway, suggesting the town has difficulties with maintaining its current inventory and questioned the long-term benefits a bikeway and walking path would be specifically if the town is unable to maintain them. Mr. Brossi noted that he is willing to construct the walking path and bikeway if the Board wishes to do so, however is open to the idea of providing funds to the town if they can be better utilized. Board members seemed open to the idea of a monetary donation (gift) in lieu of constructing the bikeway and walking path as they too share concerns of its long-term upkeep and feel providing funds to help improve an existing town facility may be a better option at this time. Mr. Brossi noted the designated lot would remain open space but would not include the bikeway and walking path, the open field area planned at the cul-de-sac would still be provided regardless. Mr. Bechtholdt suggested if the Planning Board is open to this idea the next step would be for the developer to formally submit a subdivision modification which would require public notice to all abutters for review and comment prior to the Planning Board making its determination. Mr. Bechtholdt explained to the Board that the land where the bikeway and walking path is to be located is not flat by any means and does include relatively significant wetland resource areas and agreed with Mr. Brossi that future maintenance by the town may become a concern (would be a great amenity however may be a burden to maintain) and if not maintained should look to other opportunities. Mr. Bechtholdt informed the Board that he would provide Mr. Brossi with correspondence from the Playground & Recreation Committee received as part of the town's Open Space & Recreation Plan update. Board members agreed and would like to hear from the residents and members from the Playground & Recreation Committee to see what their priorities may be. Mr. Brossi noted that he would like to finalize this option before he starts home construction within Phase V. The Planning Board welcomed Mr. Brossi to submit a subdivision modification to consider this option, during the public hearing the Board will take comment from abutters and the general public before making its decision.

Rebecca Road Stone Wall (Right-of-Way) –Status/Update

Brian Massey indicted that he is still waiting to hear back from his attorney (Wickstrom) regarding the recording of the hold harmless indemnification agreement; Mr. Murray expressed his frustration with the delay in providing this documentation. Mr. Massey will talk with his attorney and if necessary will look to record the document himself.

Subdivision/Site Developments –Status/Update(s)

Town Planner noted that he spoke with Henry Lane regarding Green Meadow Court, who will be in contact with the developer about preparing necessary documents, etc. for formal acceptance. Mr. Bechtholdt also indicated to the Board that he will be in contact with JH Engineering Group, LLC about putting together a scope of work for Farnum Circle as discussed earlier in the fall. Mr. Bechtholdt noted that he reached out to Town Counsel (January 2015) regarding the review of Rumonoski Drive street acceptance and hopes to hear back in preparation for the Fall Annual Town Meeting. Mr. Bechtholdt advised the Board that he hosted a pre-construction meeting for the Leonardo Estates subdivision (off Highland Street); 18-lot single family with water and sewer extensions; reviewed with developer, etc. Planning Board conditions of approval.

Green Meadow Court –Status/Update
See discussion above.

Farnum Circle –Status/Update
See discussion above.

Mail –Review
In addition to the mail listed (-see attached) the Planning Board noted receipt of the following communications: March 24, 2015 Agenda; Public Hearing Notice for Pine Knoll; Special Permit dated December 14, 2014 to Aris Group, LLC for 15 Hemlock St, 25 Spruce St, and 49 Spruce Street; Letter dated March 17, 2015 to Planning Board from Wickstrom Morse, LLP regarding Modification of Special Permit Pine Knoll Condos; Special Permit dated November 16, 2004 for FSB Development (Gendron Street); Special Permit dated January 8, 2002 to FSB Corporation for Pine Hill (Off Gendron Street); Certificate of Approval dated July 10, 2008 for Hemlock Estates true copy cover page; Certificate of Approval dated June 11, 2008 for Hemlock Estates; ZBA Variance Decision dated October 9, 2014 for Aris Group, LLC to allow the sale of units restricted to affordable buyers to market rate buyers on property located at 15 Hemlock Street, 25 Spruce Street, and 49 Spruce Street; 2015 Northbridge 2 Bedroom Condominium Purchase Price Limits; Public Hearing Notice for Foppema Farm; Site Plan Review Application dated March 5, 2015 for Kenneth C. Foppema; Site Plan of 1605 Hill Street (2 pages); Review Report Form dated March 9, 2015 for Foppema's Farm (1605 Hill Street); Site Plan Checklist for Foppema's Farm dated March 10, 2015; Memo dated March 19, 2015 to Town Planner from Board of Health Administrator regarding the Site Plan Review of Foppema's Farm; Email dated March 19, 2015 to Town Planner from DPW Sewer Superintendent concerning Foppema's Farm Site Plan Review; Email dated March 20, 2015 to Planning Board Chair with a cc to Town Planner from DPW Highway Superintendent regarding Foppema's Farm; Email dated March 10, 2015 to Whitinsville Water Company from Town Planner regarding Foppema's Farm Tech Review Meeting; Email dated March 20, 2015 to Town Planner from Nexamp regarding Solar Project on Lasell Rd (Oakhurst Road – Sutton); Letter dated March 19, 2015 to Planning Board from Lane & Hamer regarding Site Plan Approval – Sutton Solar, LLC; Certificate of Approval dated April 25, 2014 for Solar Electric Generating Facility at 25 Oakhurst Road (Sutton) / Lasell Road (Northbridge); Construction Sequence and Erosion Control Plan of Presidential Farms; Town Fields Ad Hoc Committee Proposal dated June, 2012; Ad Hoc Fields Committee Update; Minutes of October 3, 2012 Ad Hoc Fields Committee; Parks and Recreation Report for Open Space Committee; 2015 Planning Board Meeting Dates.

Other
Mr. Bechhtoldt advised the Board that they need to reschedule the 2040 Providence Road Reuse Study Public Workshop that was cancelled as a result of the January blizzard; Planning Board rescheduled public workshop for Tuesday, May 12, 2015 (6:00PM –Town Hall). Mr. Bechtholdt informed the Board that it was his understanding that discussions are currently underway between the Town of Northbridge and Sutton along with representatives from Walmart to extend Sutton's municipal sewer to provide service to the Walmart facility located on Valley Parkway (off Main Street). Mr. Bechtholdt reminded Board members that the town of Sutton and Northbridge, as part of each town's 43D Expedited Permitting initiative, had a sewer extension feasibility study prepared for this area (economic development). Mr. Bechtholdt noted concern that the sewer may be extended (designed & constructed) to only satisfy Walmart and potentially not provide for the future build-out of the locus area for economic development opportunities. Mr. Bechtholdt suggested he has mentioned this to the Town Manager and Sewer Superintendent before, however is not

sure if it's a priority of the Sewer Superintendent. The Planning Board directed the Town Planner to provide a letter to the Town Manager, Sewer Superintendent and Town of Sutton to encourage them to require that all sewer improvements be designed and constructed to meet the potential build-out of Route 146/Main Street (Northbridge/Sutton) and not just accommodate the capacity and flows identified for the Walmart facility.

ADJOURNMENT

Having no additional business the Planning Board adjourned its meeting of Tuesday, March 24, 2015 at or about 7:45 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk