



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, April 28, 2015

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

The following members of the public were in attendance: Paul Hutnak (Andrews Survey & Engineering) & Normand Gamache (Guerriere & Halnon, Inc.)

I. CITIZENS FORUM

Paul Hutnak mentioned that he had met with the Safety Committee previously about the sightlines at Hastings Drive and Douglas Road; Mr. Murray recalled previous discussion with the Safety Committee before. Mr. Bechtholdt will contact the Safety Committee Chairman (Fire Chief Nestor) about including this matter on the next Safety Committee agenda.

II. FORM A

None

III. HEMLOCK ESTATES -CONT. PUBLIC HEARING

(Smith & Gendron Street) -Subdivision Modification

Mr. Bechtholdt provided a brief overview of the modification request noting at the last meeting the Planning Board reviewed with Mr. Hutnak changes made to the roadway improvement plan per the comments of the Director of Public Works. Mr. Hutnak noted the plan was also reviewed by James Gendron, resident of Gendron Street who had expressed initial concerns. Mr. Bechtholdt noted receipt of letter dated April 27, 2015 from Stephen O'Connell (Andrews Survey & Engineering) describing the proposed roadway improvements.

Paul Hutnak (Andrews Survey & Engineering), on behalf of the Applicant (JF Marinella Dev Corp.) reviewed with the Planning Board proposed roadway improvement plan entitled "Gendron Street Improvement Plan" noting that the DPW Director has reviewed same.

As part of its discussion the Planning Board noted the original development proposed the water service to be looped via Gendron Street, however after discussions with the Department of Public Works and the Whitinsville Water Company an alternate route of looping the waterline (Adam Circle) was approved; reference is made to Planning Board decision dated November 25, 2009. As a result of this construction change Smith Street and Gendron Street were no longer required to be disturbed for such installation; amending the offsite improvements (as described herein) remains consistent with Section 222-10 C (2) of the town's Subdivision Rules & Regulations and in accordance with condition of approval A35 noted above.

Mr. Bechtholdt suggested the Planning Board may want to set a deadline as to when such work is to be completed; Mr. Murray agreed, suggesting a date of September 01, 2015. Mr. Hutnak asked if for some reason the developer unable to complete the work within this timeframe could they seek an extension from the Planning Board. Mr. Murray indicated that a request of the Developer could be made, however stressed

the importance of completing the working, reminding everyone that the looping of the waterline was to be completed last October (2014) is incomplete. Mr. Murray stated if an extension is to be made it should be done in advance of the deadline and not a week before. Mr. Murray also noted that he would be disappointed if nothing is done when an extension is requested; adding the Planning Board has always tried to be fair and thinks the September deadline is more than adequate to complete the work. If the work cannot be complete provide us a letter telling us why.... because of..... Mr. Murray asked Mr. Hutnak to explain this to the Marinellas.

Mr. Murray sought comment from the Planning Board and residents in attendance; having none the Board voted to close the public hearing.

Upon motion duly made (Gaudette) and seconded (Ferrara) the Planning Board voted (3-0) to grant modification request of J&F Marinella Development Corp. (Developer) to amend requirements to improve Smith Street and Gendron Street as required in Certificate of Approval dated June 11, 2008 for the Hemlock Estates subdivision subject to conditions.

The Developer shall coordinate the offsite improvements with the private property owners, the Department of Public Works and the Community Planning & Development Office. Work shall be inspected by JH Engineering Group, LLC the Planning Board's consulting engineer; cost associated with review and inspection shall be satisfied by the Developer. As a condition of this modification the Developer shall perform and complete the roadway resurfacing improvements by September 01, 2015. Additionally, the Developer shall identify and secure necessary easements (drainage, etc.) for conveyance to the Town as part of the formal street acceptance considerations of Smith Street and Gendron Street. Failure to complete the offsite improvements within the specified timeline may result in an automatic invalidation of this subdivision modification approval. In accordance with the June 11, 2008 subdivision approval, the Developer shall prepare layout plans (monumentation, etc.) and legal descriptions for Gendron Street and Smith Street. Documents required for acceptance as public ways, including access/utility easement for the 20-foot wide emergency access shall be provided to Town Counsel for review prior to and in conjunction with street acceptance considerations of Hemlock Street and Fir Hill Lane. The cost associated with review shall be borne by the Developer.

Reference is made to [Hemlock Estates] Conditions of Approval A32 -General; A33 –General; A34 –General; A35 –General; D16 –Roadway, Utilities & Drainage; D17 –Roadway, Utilities & Drainage; and E9 –Phasing as they relates to Smith Street and Gendron Street.

IV. OSTERMAN COMMERCE PARK PHASE I -REVIEW/DECISION

(Building B) –Modification of approved site plan

Planning Board reviewed Community Planning & Development memorandum dated April 17, 2015 regarding request to modify site plan for Osterman Commerce Park Phase I to revise the footprint/layout of Building B as shown on the approved site development plan. Mr. Bechtholdt explained to the Board that the Building Inspector has reviewed the proposed changes as well. Planning Board reviewed letter dated April 14, 2015 from Heritage Design Group and proposed layout revision for Building B.

Mr. Murray sought comment from the public; having none Mr. Murray asked about the eleven (11) “banked parking” depicted on the sketch plan questioning what would separate the overflow and access aisle; Mr. Bechtholdt indicated that the access aisle would transition through, no curbing, etc. Having no additional comments the Planning Board concluded its review.

Upon motion duly made (Ferrara) and seconded (Gaudette) the Planning Board voted (3-0) to grant site plan modification pursuant to §173-49.1 H of the Northbridge Zoning Bylaw for the alteration of Building B, as described in letter dated April 14, 2015 from Heritage Design Group and shown as Sketch B -proposed layout.

In making its determination the Planning Board solicited comment from the Inspector of Buildings and the Conservation Commission; reference is made to Conservation Commission memorandum dated April 28, 2015. Reference is also made to Planning Board Certificate of Approval dated July 31, 2013 –Site Development Plan Osterman Commerce Park (Phase 1 & 2).

V. NATIONAL GRID FACILITY (Main St/Valley Pkwy) -REVIEW/DECISION
(Parking) –Modification of approved site plan

Planning Board reviewed Community Planning & Development memorandum dated April 17, 2015 regarding request to modify site plan for National Grid facility by adding an additional twelve (12) parking spaces. Mr. Bechtholdt explained to the Board that the Building Inspector has reviewed the proposed change as well. Mr. Bechtholdt noted as part of his review with the Building Inspector the Applicant/Engineer was asked to provide a letter certifying that the additional parking would not result in a change in the drainage patterns or adversely impact the existing stormwater management system on site. Planning Board reviewed letter dated April 13, 2015 from Heritage Design Group and proposed layout showing the location of the twelve (12) additional spaces.

Mr. Murray sought comment from the public and Board members; having none the Planning Board concluded its review.

Upon motion duly made (Gaudette) and seconded (Ferrara) the Planning Board voted (3-0) to grant site plan modification pursuant to §173-49.1 H of the Northbridge Zoning Bylaw for the addition of twelve (12) parking spaces as detailed and described in letter from Heritage Design Group dated April 13, 2015 and as shown on parking plan entitled “Proposed Parking” prepared by Heritage Design Group dated April 10, 2015.

As part of its consideration the Planning Board solicited comment from the Inspector of Buildings and the Conservation Commission; reference is made to Conservation Commission memorandum dated April 28, 2015. Reference is also made to Planning Board Certificate of Approval dated November 22, 2004 –Site Plan Review –Massachusetts Electric Company.

VI. QUAKER STREET –TYRE PLACE, LLC -REVIEW
(Land Development Options) –Pre-submittal

Normand Gamache (Guerriere & Halnon, Inc.), on behalf of the Owner/Applicant (Tyre Place, LLC) reviewed with the Planning Board letter dated April 09, 2015 concerning property located off Quaker Street. Mr. Gamache explained to the Board special permit application(s) for retreat lots, etc. were recently denied by the Zoning Board, noting his client wishes to reconsider the application with a revised layout.

Mr. Bechtholdt advised the Board that the Zoning Act authorizes reapplications to the Zoning Board of Appeals. However no appeal, application or petition that has been unfavorably acted by the Board of Appeals can be acted upon favorably within two (2) years after the date of the final unfavorable action unless approved pursuant to the repetitive petition process; MGL CH 40A Sec 16.

Mr. Bechtholdt explained as prescribed in CH 40A SEC 16, in order for the Applicant to file a repetitive application with the Zoning Board the Planning Board must determine specific and material changes in the conditions upon which the previous unfavorable action was based; the process would require a public hearing.

Mr. Gamache reviewed plan initially submitted to the Zoning Board and provide a general background of the ownership of the property. Mr. Gamache then reviewed with the Board conceptual plans (3 options) depicting changes to the previously denied plan presented to the Planning Board.

After general inquiries regarding lot size, etc. the Planning Board thanked Mr. Gamache and noted they would hold the necessary meeting required for the repetitive application(s).

OLD / NEW BUSINESS

Approval of Meeting Minutes –April 14, 2015

Planning Board tabled action as a result of the absence of Planning Board members.

2015 Spring Annual Town Meeting -Tuesday, May 05, 2015 (7:00PM)

Mr. Bechtholdt reminded the Planning Board of the date/time of the Spring Annual Town Meeting.

2040 Providence Road Reuse Study –Public Workshop Tuesday, May 12, 2015 (6-7PM Town Hall)

Mr. Bechtholdt reminded Board members of the date/time of the scheduled public workshop. Mr. Bechtholdt explained to the Board that notices were sent to abutters and attendees of first meeting, as well as an announcement posted on the town's website.

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

Mr. Bechtholdt advised the Planning Board that he contacted Town Counsel regarding the Indemnification Agreement (copy of his email provided to the Board). Mr. Bechtholdt indicated that he has not received correspondence from Attorney Doneski and will include this matter on the next Planning Board agenda.

Subdivision/Site Developments –Status/Update(s)

Planning Board received copy of Community Planning & Development memorandum dated December 05, 2014 listing unaccepted public ways (subdivision roadways) and roadways within active (approved) subdivision developments. Mr. Bechtholdt informed the Board that he has been in contact with the developers of Leonardo Estates and Carpenter Estates, as well as the various municipal departments and the Board's consulting engineering about construction activity. Mr. Bechtholdt noted that JH Engineering will confirm with DPW regarding water & sewer installation that the town and Whitinsville Water Company will review and inspect the water and sewer line installations and will provide him with any updates or items of concern which was discussed during the pre-construction meeting. Mr. Bechtholdt mentioned to the Planning Board that he will be in contact with the Sewer Superintendent requesting he provide the Board

with an update on the sewer installation (line, pump, etc.) within the Hemlock Estates and Camelot subdivisions. Mr. Murray noted that the Planning Board should not need to remind the Sewer Superintendent to provide such reports and appreciated Mr. Bechtholdt efforts to coordinate things.

Green Meadow Court –Status/Update

Tabled –Mr. Bechtholdt mentioned that he had spoken with Attorney Lane some time ago regarding its status and who the contact person was for this subdivision development.

Farnum Circle –Status/Update

Mr. Bechtholdt provided the Board with a draft scope of work to be reviewed by the Board's consulting engineer. Mr. Bechtholdt reminded the Board, based on discussions had with the property owners the scope of work will be focused on removing the overhead utilities and relocating them underground. Mr. Bechtholdt indicated once he receives comment and feedback from JH Engineering Group, he will review same with Mr. Murray and then will issue the request for services on behalf of the Planning Board. Mr. Bechtholdt explained to the Board if pricing comes in too high to complete the work the Board will then need to reevaluate the priorities to complete the remaining work with the property owners before issuing a revised scope of work. Mr. Murray suggested an alternative would be to repave the roadway which is in a deteriorated state.

Mail –Review

In addition to the mail listed (-see attached) the Planning Board noted receipt of the following communications: April 28, 2015 Agenda; May 12, 2015 draft agenda; May 26, 2015 draft agenda; Email dated April 17, 2015 to DPW Director with a cc to Andrews Engineering and Planning Board Chair from Town Planner regarding Hemlock Estates (Smith & Gendron Street Improvements); Memo dated April 17, 2015 to DPW Director from Town Planner regarding Hemlock Estates Modification Smith & Gendron Streets Offsite Improvements; Letter dated April 15, 2015 to Town Clerk from Town Planner regarding Hemlock Estates Continued Public Hearing for Subdivision Modification – Smith & Gendron Streets Improvements; Memo dated April 17, 2015 to Building Inspector from Town Planner concerning Osterman Commerce Park (Phase I – Building B) Modification of approved site plan; Site Development Plan for Osterman Commerce Park (Phase 1 & 2) page 3; Letter dated April 14, 2015 to Planning Board from Heritage Design Group concerning Osterman Commerce Park – Phase 1 Proposed change to Building B; Osterman Commerce Park Plan page; Osterman Commerce Park Building B sketches A & B; Memo dated April 17, 2015 to Building Inspector from Town Planner regarding National Grid Facility Parking Modification of Approved Site Plan; Letter dated April 13, 2015 to Town Planner from Heritage Design Group regarding Additional Parking (12 spaces) at National Grid, 1152 Main Street with plans showing additional spaces; Letter dated April 9, 2015 to Planning Board from Guerriere & Halnon concerning Quaker Street Property Owned by Tyre Place, LLC and three pages of plans; Northbridge Planning Board Public Workshop flyer for 2040 Providence Road Reuse Plan; Email dated April 15, 2015 to Kopelman & Paige with cc to Town Manager from Town Planner concerning Rebecca Road; Memo dated December 5, 2014 to Planning Board from Town Planner regarding Subdivision Roadways; Plan or The Camelot; Memo dated December 4, 2014 to the Planning Board from the Town Planner regarding Subdivision Rules & Regulations Proposed Modification(s); Draft of Letter regarding Farnum Circle Request for Services; Farnum Circle Scope of Services; Memo dated April 17, 2015 to Planning Board from Town Planner regarding Freight Rail Project CMRPC Planning Study; Freight Rail Planning Study and Feasibility Analysis; 2015 Planning Board Meeting Schedule.

Other

Planning Board reviewed Planning memorandum dated December 04, 2014 regarding proposed modifications to the Board's Subdivision Rules & Regulations, the Board will look to schedule a public hearing after the Spring Annual Town Meeting. Planning Board acknowledged receipt of Planning memorandum dated April 17, 2015 concerning information provided by CMRPC specific to the Freight Rail Study and Feasibility Analysis. Mr. Bechtholdt reminded the Board that a meeting was scheduled with CMRPC in January 2015 however was canceled due to the blizzard. Mr. Murray and Mr. Bechtholdt shared concerns of secondary impacts and traffic. Mr. Bechtholdt advised the Board that he received notice from the Department of Housing & Community Development regarding its Mass Downtown Initiative, indicating the towns submission (Whitin Machine Works) was not selected this round. Mr. Bechtholdt noted his disappointment and suggested that he may contact DHCD to see if the scope of work described in Northbridge's application was too detailed and comprehensive for the technical assistance hours allotted for the program. Mr. Murray thought the application prepared was very good and noted for the record that he felt the Town Planner deserves credit for doing a good job; other members agreed.

ADJOURNMENT

Having no additional business the Planning Board adjourned its meeting of Tuesday, April 28, 2015 at or about 7:50 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk