



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, August 25, 2015

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

The following members of the public were in attendance: Michael Staiti (WRT Management); John Barges (Hillside Garden Estates); Russell Bertelsen; Jon Toloczko; Joey Kadra; Mary Opacki; Kendall Stasinos; CJ Stasinos; Ken Konicki; Joyce Augustus; Sheri Bertelsen; Valerie Dean; David Sawyer; and David Brossi (Presidential Farms).

I. CITIZENS FORUM

None

II. FORM A

None

III. DOUGLAS ROAD (Adjacent to 279 Douglas RD) –CONT. PUBLIC MEETING

Food Composting Facility -§173-49.1 -Site Plan Review

Mr. Massey noted receipt of letter dated August 25, 2015 from Robert Knapik (Law Office of W. Robert Knapik, P.C.) on behalf of the Owner/Applicant, Douglas Road Industrial Trust requesting a continuance without discussion as a result of the postponement of the scheduled Zoning Board of Appeals review.

Upon motion duly made (Murray) and seconded (M. Key) the Planning Board voted (4-0) to continue the site plan review without discussion as requested by the Owner/Applicant to Tuesday, September 22, 2015 at 7:05PM (Town Hall).

IV. PRESIDENTIAL FARMS –CONT. PUBLIC HEARING

Subdivision (Modification) –Walking Trail & Bike Path

David Brossi, Developer for Presidential Farms provided the Planning Board with an update, noting since the last meeting he had Normand Gamache of Guerriere & Halnon, Inc. put together a conceptual plan showing proposed improvements to the recreational area (Parcel D) to include shade trees, a walking path, benches and an area designated for a play structure; Mr. Brossi distributed reduced copies. Mr. Brossi also indicated that he spoke with Mr. Gamache regarding the detention basin, noting that it has been constructed in compliance with the approval and design. Mr. Brossi also mentioned, because of the grading at the rear of the recreation area he is proposing to install fencing along the perimeter (split-rail fence).

Mr. Massey sought comment from the Planning Board: Mr. Key asked about the proposed fencing and the type of play structure proposed and surface. Mrs. Key asked about the location of the benches; Mr. Massey asked what the walking trail would be made of (crushed gravel and blue stone with a weed-block underneath). Mr. Murray indicated that the plan calls for stone dust. Mr. Bechtholdt confirmed through discussions with Town Counsel additional funds could be earmarked for maintenance.

49 Mr. Massey asked what Mr. Brossi was looking for tonight; Mr. Brossi replied a general consensus or
50 direction from the Planning Board, noting that he would have to prepare a budget, etc. before formally
51 submitting a request in lieu of the walking trail and bike path. Mr. Massey did not have a problem with the
52 Planning Board providing a consensus but would like to hear from the neighbors: Mr. Brossi agreed.

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54 Mr. Bechtholdt asked if Parcel D incorporates the gas line and if so the area also be loamed and seeded; Mr.
55 Brossi agreed to show elevations and have finish grades match and tie in with Lot 30. In an effort to clarify
56 the pending request (modification) Mr. Bechtholdt summarized that Mr. Brossi requests that the Planning
57 Board consider in lieu of the required walking trails and bike path within Parcel C that he provide additional
58 improvements to Parcel D, the recreation area to include a split-rail fence, walking path, shade trees,
59 benches and an ADA compliant playground structure, as well as funds to cover long-term maintenance. Mr.
60 Bechtholdt also noted that Mr. Brossi would look to eliminate the parking area as well (and driveway curb
61 cut). Mr. Brossi indicated that he would like to get consensus from the Board on the proposal and consensus
62 from the neighbors; Mr. Brossi would then formalize his request to the Planning Board at a subsequent
63 meeting.

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65 Mr. Massey asked the public in attendance if they had any comments; Jon Toloczko suggested a
66 neighborhood meeting (with a mailing) may be helpful, suggesting that a lot of his neighbors may not know
67 about this meeting, noting he just became aware of it recently.

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69 Kendell Stasinos indicated that she has been to every meeting and knew about it from the beginning. Mrs.
70 Stasinos owns the home directly across from the recreation lot and expressed concerns with the size of the
71 play area (too large); a “massive structure” that she does not want to look at from her window. Mrs.
72 Stasinos wants to know what exactly the play structure looks like, if it is too big she will not support it. Mr.
73 Murray suggested if there is a consensus for the play structure this evening then Mr. Brossi can look to
74 identify (brochures, specifications, etc.) of a number of different play structures (different age groups, etc.)
75 where Mr. Brossi can review with the neighbors before formalizing a proposals to be presented to the
76 Planning Board.

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78 Mr. Murray suggested that the Board wants to hear a consensus from the neighbors on whether or not Mr.
79 Brossi should continue to pursue modifying the approvals to eliminate the walking trail and bike path or to
80 require the improvements per the original plan. Mr. Massey and Mrs. Key agreed.

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82 CJ Stasinos indicated that it was his understanding that it would be just a leveled grass area and not a 65’ X
83 55’ play area; something he does not want to see. Mr. Stasinos, who lives directly across from the recreation
84 area suggested if a play structure was to be installed he would consider moving out of Northbridge. Mr.
85 Bechtholdt reminded the Planning Board and Mr. Stasinos that the original approval for Presidential Farms
86 called for and requires a play area within Parcel D.

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88 David Sawyer noted that he supports the idea of having the improvements shown on the conceptual plan
89 over the walking trail and bike path; Mr. Sawyer suggested paving the walking path for reduced long-term
90 maintenance.

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92 Russell Bertelsen noted he too was in favor of the play structure versus the walking trail and bike path and
93 suggested there may be some middle ground to address concerns of Mr. & Mrs. Stasinos by providing a

some sort of landscape buffer to screen so they don't need to look at from their front window. Mr. Bertelsen then suggested that he would prefer to have a chain-link fence running along the backside where the slope/grade drops down (steep slope); likes the idea of the paved area as well. Another resident (neighbor) indicated that he too supports the playground.

Joey Kadra indicated he would support the playground but would depend on the size; Mr. Kendra stated he does not like the idea of the walking path and bike trail, noting dirt bikes all weekend long travel up and down the gas easement; thinks the bike path and walking trail will invite more dirt bikes and does not want to see (hear) that. Mr. Kadra likes the recreation lot with a grassed area with benches and trees.

Mr. Murray in addressing Mrs. Stasinis' concerns indicated with ADA standards (close to the ground) the height of these play structures are no more than 5 to 6-feet, the shade trees or landscaping Mr. Brossi is proposing will help to buffer and screen the play structure. Mr. Murray noted there is an existing ADA structure behind the Administration Building (a 5-foot structure).

Mr. Brossi reviewed with the Board that he feels the consensus is to pursue the modification and asked residents in attendance if anyone disagreed. Mrs. Stasinis sought clarification on the entrance; where the sidewalk terminates prior to the cul-de-sac.

Mr. Key thanked and applauded the residents for coming out and being involved in the process; Mr. Key noted as he did during the first meeting the residents are the ones that bought into the development, it's their neighborhood though it is to be considered for town use. Mr. Key indicated that not everyone is going to be happy; that's just the nature of life. Mr. Key noted that he likes the idea of a neighborhood meeting suggesting at some point if you don't show up to be heard you don't get to be heard.

Mr. Murray suggested maintenance of a paved walking path may be greater in this region verses stone dust; you may find after a few winters the need to repair the paved areas (frost, etc.) compacted stone dust is lower maintenance and works well.

Russell Bertelsen repeated his concerns regarding the drainage basins; Mr. Brossi indicated that it was constructed per the plan. Having no additional comments relative to the application the Board looked to continue the hearing.

Upon motion duly made (Murray) and seconded (M. Key) the Planning Board voted (4-0) to continue the public hearing to Tuesday, September 22, 2015 at 7:35PM.

V. PINE KNOLL, SENIOR LIVING DEVELOPMENT -CONT. PUBLIC HEARING

Special Permit (Modification) -§173-112(F)

Mr. Bechtholdt advised the Planning Board that he had been in contact with Thomas Wickstrom on behalf of the Owner/Applicant who is requesting a continuance from tonight's meeting due to unforeseen circumstances.

Upon motion duly made (M. Key) and seconded (Ferrara) the Planning Board voted (4-0-1 [Murray abstained]) to continue the public hearing without discussion at the request of the Owner/Applicant to Tuesday, September 22, 2015 at 7:55PM.

OLD / NEW BUSINESS

Approval of Meeting Minutes – April 14 & 28, 2015; May 12 & 26, 2015; June 23, 2015; & July 28, 2015

Upon motion duly made and seconded the Planning Board approved the meeting minutes of April 14, 2015, April 28, 2015 and May 12, 2015 as amended; the Board tabled action on the remaining items.

2015 Fall Annual Town Meeting –Tuesday, October 27, 2015

Point of information –no discussion.

2015 FATM Warrant Closes –Friday, August 28, 2015

Point of information –no discussion.

Osterman Commerce Park (Building B) –Proposed Construction Change

Planning Board reviewed letter dated August 11, 2015 from Heritage Design Group concerning proposed change in the footprint/square-footage of Building B within the Osterman Commerce Park. Mr. Bechtholdt explained the change is a result of building code; hallway widths, etc. and requirements of the tenant (medical office). Planning Board reviewed number of parking spaces. Mr. Murray express concerns with multiple revisions and modifications for the same building. Mr. Key expressed concerns with the loss of green space (landscaping). *Upon motion duly made (Murray) and seconded (Ferrara) voted (3-1 [M. Key opposed]) 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 August 11, 2015 from Heritage Design Group and shown as Sketch C -proposed layout.* Reference is made to Planning Board Certificate of Approval dated July 31, 2013 –Site Development Plan Osterman Commerce Park (Phase 1 & 2).

Highland Street Land Donation -Vote to Sponsor Article

The Planning Board met with Michael Staiti of WRT Management Corporation reviewing his letter dated July 14, 2015 regarding proposed land donation off of Highland Street. Mr. Staiti explained to the Board that he is one of three partners, noting they had proposed (permitted in July 2009) a 40B for multi-family housing development (Granite Hills), some 125-plus units. WRT has decided that they would like to donate the land, approximately 53 acres comprised of five (5) parcels and asks if the Planning Board is willing to sponsor an article for consideration at the Fall Annual Town Meeting. Mr. Staiti indicated an opportunity for them to give back to town while still having an economic benefit in the donation in the form of charitable deduction. Mr. Staiti and Mr. Bechtholdt reviewed with the Planning Board the locus area and general description of the parcels under consideration. Mr. Bechtholdt explained that he has received from Town Counsel draft language and commentary concerning the need for a Title report. *Upon motion duly made (Ferrara) and seconded (Murray) the Planning Board voted (4-0) to sponsor the land donation for Highland Street.*

Church Street Zoning Change –Vote to Sponsor Article

Planning Board reviewed letter dated May 18, 2015 from Don Virostek of Reservoir Properties Realty Corporation regarding 674 Church Street zoning change request. Mr. Bechtholdt explained that the Board briefly reviewed this earlier and that Mr. Edward Renaud was to attend tonight's meeting to review with

182 them the requested zoning change in the hopes that the Planning Board was willing to sponsor an article for
183 the 2015 Fall Annual Town Meeting; the Board noted that Mr. Renaud was not present for the meeting. Mr.
184 Bechtholdt provided the Board with a series of GIS graphics and GoogleEarth imagery he prepared to show
185 the location of the subject parcel(s). Mr. Bechtholdt provided a general overview of the area; Mr. Key asked
186 what the intended use was and how that may impact traffic, etc. Mr. Massey asked where the driveway
187 would be; Mr. Bechtholdt reminded the Board that they would have an opportunity to review a site plan
188 once a formal proposal was received. Mr. Bechtholdt explained if the Planning Board was to sponsor the
189 article the Board would be required to hold a public hearing before offering its recommendation and before
190 it can be considered at Town Meeting. Mr. Massey felt like there was too many unanswered questions at
191 this time for him to support sponsoring an article at this time; Mrs. Key noted she agreed. Ms. Ferrara
192 explained there is a desire to attract more business to the town; Mr. Key agreed with the opportunity to
193 promote economic development but would like to understand the bigger picture of what that area may look
194 like rather than a cookie-cutter approach. Mr. Murray questioned if there would be enough time to hold the
195 required public hearing prior to Town Meeting; Mr. Bechtholdt confirmed yes. Mr. Massey explained that he
196 is not opposed to consider the rezone however noted that the (Owner/Applicant) has had opportunity to
197 come before the Planning Board to discuss this before now and they for whatever reason have not; Mr.
198 Massey would like to review further before voting to sponsor an article. Mrs. Key and Ms. Ferrara agreed
199 that they would like to have more information before sponsoring. Mr. Murray explained to the Board that
200 they could sponsor the article and if it's decided that we (the Planning Board) do not have enough
201 information or don't support the zoning amendment then the Board at Town Meeting could simply pass over
202 the article. Mrs. Key summarized that if the Board was to sponsor it then the Board could look to pass over
203 however if it is put on by petition the Board may not have the opportunity to pass over. Mr. Key believes that
204 the Planning Board is working harder at this than the Owner/Applicant, with respect to that he does not feel
205 good about it. Mr. Murray was not sure why the Planning Board had the discussion what's going there, how
206 it's going there, etc. Mr. Murray would like the Planning Board to sponsor the article that way the Board can
207 have the Owner/Applicant present information at the Board's discretion and if not the Board can pass over
208 or vote not to recommend the change. Mr. Murray made a motion to sponsor the article with Ms. Ferrara
209 seconding the motion; the vote of the Planning Board was 2-2 (with M. Key and Massey opposed). Mr.
210 Bechtholdt will advise Mr. Renaud that the Board did not vote to sponsor an article at this time.

211 212 Hillside Garden Estates (Deane Way) –Vote to Sponsor Article

213 John Barges, Developer met with the Planning Board to discuss the status of the subdivision development
214 and request the Planning Board sponsor the street acceptance article (Deane Way) for consideration at the
215 2015 Fall Annual Town Meeting. Reference is made to JH Engineering Group report dated August 06, 2015;
216 copy of (draft) layout description for Deane Way and drainage easement(s), street acceptance/layout plan
217 (draft), and as-built plan prepared by Guerriere & Halnon, Inc. (GHI). Mr. Bechtholdt indicated that he has
218 received correspondence from Town Counsel regrading street acceptance. Mr. Bechtholdt reminded the
219 Board that he along with the Planning Board Chair (Massey) met with Mr. Barges and JH Engineering earlier
220 in July (2015). Mr. Bechtholdt explained once he receives a street acceptance request he prepares a Street
221 Acceptance Checklist to track the necessary and required documents, certifications and sign-offs. Mr. Barges
222 informed the Board that he will have Guerriere & Halnon, Inc. provide the necessary certifications from the
223 engineer and surveyor. Mr. Barges also indicated that he hired Lane and Hamer to handle the legal
224 documents, conveyances, etc. as they handled most of the closing on the individual house lots. Mr.
225 Bechtholdt noted in communicating with Town Counsel they do not foresee any initial concerns with
226 conveyance. Mr. Bechtholdt reviewed with the Board status of receipt of documentation. Mr. Barges noted

the streetlights (bases) have been installed and awaiting connection from National Grid. Mr. Barges reviewed with the Planning Board his discussions with the Department of Public Works regarding community mailbox, curbing, sidewalk, etc. Mr. Bechtholdt read email received from James Shuris, DPW Director. Mr. Barges indicated that he met with the Fire Department and the department is all set with the hydrant. Mr. Key recalled and was concerned that the DPW had previously agreed to (Fall 2014) and appeared to be satisfied with the curbing installation, however needs to be (re)confirmed. Mr. Barges briefed the Board on the status of the water company sign-off noting he agreed to relocate one of the laterals or establish an easement for the undeveloped house lot. Mr. Massey expressed concerns with the discrepancies in DPW comments as it relates to curbing; Mr. Massey indicated there appears to be a number of sign-offs that still need to be satisfied. Mr. Barges indicated that he is willing to satisfy the concerns of DPW and will have GHI provide the documents, as they prepared the as-builts and layout plans. Mr. Bechtholdt explained to the Planning Board and Mr. Barges there are a couple of ways for an article to appear on a Town Meeting warrant (1) have the Planning Board or Board of Selectmen sponsor it or (2) include the article by petition; once an article is placed on the warrant the Board of Selectmen will look to layout the road, the Finance Committee will also hold a meeting on the article where the Planning Board will need to provide a recommendation. Mr. Bechtholdt noted it is his understanding that the Finance Committee is scheduled to meet on this matter on September 23, 2015. If the Board was to sponsor the street acceptance article all outstanding issues (checklist, etc.) would need to be done prior to the Planning Board's meeting of September 22, 2015, if not the Board may recommend that (1) the Board of Selectmen not layout the road and (2) the Finance Committee not support the street acceptance at this time. Mr. Key clarified that everything would need to be in-hand, all sign-offs and certifications; Mr. Bechtholdt noted the conveyance documents may be finalized after Town Meeting. Mr. Massey reviewed asking what the recourse of the Planning Board would be if everything was not satisfied; Mr. Bechtholdt explained that the Board would simply recommend not supporting the article or passing over the article. Mr. Key noted the timeline is less than 30-days and if Mr. Barges needs to redo the curbing there may not be enough time; Mr. Barges indicated that he is willing to work with DPW to get it done. Ms. Ferrara indicated that she is concerned with the timing to get things done. Mr. Murray suggested that there was a very simple way of getting out of this; the Board sponsors the article and if the work is not done then the Planning Board can pass over or provide information at Town Meeting. Mr. Key is agreeable to provide Mr. Barges the opportunity to complete the work. *Upon motion duly made (Murray) and seconded (Key) the Planning Board voted (4-0) to sponsor the street acceptance article for acceptance as a public way Deane Way.* Mr. Bechtholdt explained to Mr. Barges that the Planning Board will look to provide its recommendation on acceptance at its meeting of September 22, 2015.

CMRPC Planning Board Delegate & Alternate –Vote to Appoint/Reappoint

The Planning Board upon motion duly made (Ferrara) and seconded (M. Key) voted to appoint Cindy Key as the primary Delegate and Brian Massey as the Alternate for the Northbridge Planning Board.

Economic Development Strategies & Opportunities –Discussion

Mr. Bechtholdt indicated meetings are ongoing; scheduled to meet next on Wednesday, August 26, 2015, was to meet with Jon Golnik, Central MA Director for Massachusetts Office of Business Development however will need to reschedule.

Open Space & Recreation Plan Update –Scheduling of next meeting

Tabled –no discussion.

CMRPC District Local Technical Assistance (DLTA) –Trail Grant

Planning Board voted to utilize a portion of its FY2016 Local Planning Assistance (LPA) hours for the research and preparation of a Trail Grant or similar. The scope of work, estimated at 8 to 10-hours will include investigating possible grant-funded opportunities specific to the planned construction of a walking trail, canoe launch and river access proposed as part of the environmental clean-up and redevelopment of 2040 Providence Road, the former auto salvage yard (Brownfield) located within Rockdale Village.

Mixed Use Bylaw (DRAFT/Model Bylaws) –Review

Tabled –no discussion.

Subdivision/Site Developments –Status/Update(s)

Mr. Bechtholdt noted receipt of email communication from Whitinsville Water Company concerning Hemlock Estates; email communication from Shelley Hultgren (JH Engineering Group) regarding Leonardo Estates. Mr. Bechtholdt explained to the Planning Board that he has attempted a number of times to contact J&F Marinella Development a number of times concerning the Camelot subdivision and Hemlock Estates however has not heard from Joe Marinella. Mr. Bechtholdt reminded the Board that Gendron Street improvements (as agreed to by the Board) were to be completed by the end of August.

Green Meadow Court –Status/Update

Tabled –no discussion.

Farnum Circle –Status/Update

Mr. Bechtholdt provided Board members with a copy of the Scope of Work [Scenario 1] along with a printout of email communications from Joyce Augustus to assist and update them on the status of the underground utilities. Kenneth Konicki and Joyce Augustus of 14 Farnum Circle met with the Planning Board. Mr. Bechtholdt provided a brief overview on the results of the solicitation for services (no responses) for Scenario 1, noting at the last meeting (July 28, 2015) the Planning Board agreed to allow Joyce and Ken to seek on their own qualified contractor to perform the work. Ms. Augustus explained in addition to the eleven (11) that were initially included in the solicitation she has called another nine (9) contractors. Ms. Augustus noted that she is waiting to hear back from four (4) contractors; Ms. Augustus noted that she received good feedback from Dale Bangma (Quarry Hill Construction) who agreed to provide her with a proposal however has not heard back from him (July 21, 2015). Ms. Augustus noted many responded that it was too far, too busy –no one on the list responded back but did speak with most of them. Ms. Augustus noted that one contractor questioned if the work needed to be bonded. Mr. Murray indicated that they don't need to be bonded but would need to carry insurance, liability, etc. Mr. Konicki noted that they have a qualified electrician willing to do the work but cannot submit a proposal until we hear back from a contractor for the excavation. Mr. Murray suggested contacting David Brossi who is doing Presidential Farms, J&F Marinella Development or Caya Construction; three (3) local contractors; Ms. Augustus noted that she had reached out to J&F Marinella previously and would look to contact Steven Caya. Ms. Augustus asked the Board to allow her some additional time; the Planning Board agreed to include this on the agenda for September 08, 2015 (Old/New Business).

Mail –Review

In addition to the mail listed (-see attached) the Planning Board noted receipt of the following communications: August 25, 2015 Agenda; September 8, 2015 and September 25, 2015 Draft Agendas;

Letter dated June 24, 2015 to Town Clerk from Town Planner regarding Douglas Road (adjacent to 279 Douglas Rd) Continued Public Hearing; Memo dated March 11, 2015 to Planning Board from Town Planner concerning Douglas Road (Composting Facility, etc.) Site Plan Review; Letter dated July 29, 2015 to Town Clerk from Town Planner regarding Presidential Farms Continued Public Hearing; Letter dated July 29, 2015 to Town Clerk from Town Planner concerning Pine Knoll, Modification to Affordable Units Continued Public Hearing; Memo dated April 7, 2015 to Planning Board from Town Planner concerning Pine Knoll Senior Living Development Special Permit (Modification of) removal of affordability restriction; Letter dated August 11, 2015 to Planning Board from Heritage Design Group regarding Osterman Commerce Park – Phase 1 Proposed Change – Building B; Sketches A, B, and C for Osterman Commerce Park – Phase 1 – Building B; Osterman Commerce Park Planned Business Development Layout Plan; Letter dated July 14, 2015 to Town Planner from WRT Management Corp. concerning Granite Hills Land Donation; Plan of Lots Highland Street; Email dated July 29, 2015 to Town Planner with cc: to Planning Board Chair from Keystone Development concerning the Granite Hills Land Donation; Letter dated May 18, 2015 to Town Planner from Reservoir Properties Realty Corporation regarding 674 Church Street; Letter dated June 1, 2015 to Reservoir Properties Realty Corporation with cc: to Town Manager / BOS, Planning Board, E. Renaud from Town Planner regarding 674 Church Street; Assessor's Map 14; Northbridge GIS – Parcel / Ortho data layer of 674 Church Street; Northbridge GIS – Parcel / Zoning District data layer of 674 Church Street; Northbridge GIS – Parcel / Ortho / Zoning District data layer Of 674 Church Street; GoogleEarth Imagery (5/6/2015) of 674 Church Street; GoogleEarth Imagery Street View (10/2013) of 674 Church Street; GoogleEarth Imagery / Street View (10-2013) of 674 Church Street; Chapter 173 Zoning Section 173.12 Table of Use Regulations pages 126 - 135; Email dated July 29, 2015 to Hillside Garden Estates LLC with a cc: to Planning Board Chair from Town Planner concerning Hillside Garden Estates (Deane Way); Letter dated August 6, 2015 to Town Planner from JH Engineering Group concerning Hillside Garden Estates Road Acceptance; Description of Deane Way; Layout Plan of Deane Way; As-Built Plan of Deane Way; As-Built Profile Plan of Deane Way; Description of Lots 1 Drainage Easement Hillside Garden Estates; Description of Lot 2 Drainage Easement Hillside Garden Estates; Description of Lot 10 Drainage Easement Hillside Garden Estates; Email dated August 19, 2015 to DPW Director and DPW Highway Superintendent with a cc: to Planning Board Chair and Hillside Garden Estates, LLC from Town Planner concerning Deane Way street acceptance; Memo dated July 10, 2015 to Planning Board from CMRPC regarding the Appointment of Delegates and Alternates to the Central MA Regional Planning Commission FY16; Mixed Use Bylaw – things to consider (when drafting); Email dated August 10, 2015 to Town Planner from Whitinsville Water Company concerning Water & Sewer Installations for Hemlock Estates; Email dated August 11, 2015 to Town Planner with a cc: to Torreno Realty, DPW Director, DPW Highway Superintendent, Planning Board Chair, Planning Administrative Assistant from JH Engineering regarding Leonardo Estates; Farnum Circle Email communications from Joyce Augustus; Farnum Circle Request for Services (Construction) Price Proposals – Scenario 1; Document from Conservation Works, LLC on "Open Space and Recreation Plan" Document on Greening Your Community; 2015 Planning Board Meeting Schedule.

Other

Planning Board noted receipt of LID workshop -Low Impact Development notice which will be held September 30, 2015 (8-10AM) at the Central MA Regional Planning Commission office in Worcester, October 7th (7:15-8:30PM) in the Grafton Town Hall and October 27th (4:30-6PM) at the Uxbridge Town Hall; Planning Board offered its support of the MassWorks grant application for Church Street Extension Corridor Project.

ADJOURNMENT

Having no additional business the Planning Board adjourned its meeting of Tuesday, August 25, 2015 at or about 9:10 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk