



## NORTHBRIDGE PLANNING BOARD MINUTES

Thursday, December 17, 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. [1 vacancy of the Planning Board]

The following members of the public were in attendance: Stephen O'Connell (Andrews Survey & Engineering) and Muneer Ahmed (Carpenter Estates)

### I. CITIZENS FORUM

None

### II. FORM A (81P) PLAN

#### Joseph Circle (Hemlock Estates) –Review/Decision

Stephen O'Connell of Andrews Survey & Engineering, Inc. reviewed on the behalf of the Owner/Applicant ANR plan (revised) entitled "Plan of Land on Joseph Circle" for subject property designated on the Definitive Subdivision plan; Open Space Lot 34; Lot 35, 36 & 37 and Parcels D & E. Mr. O'Connell reviewed with the Planning Board letter dated December 17, 2015 describing the purpose and intent of the ANR application.

The Planning Board reviewed with Mr. O'Connell revisions made to the ANR plan, addressing comments noted in the ANR Checklist prepared by Community Planning & Development. After a brief discussion concerning zoning districts, lot size, frontage and open space requirements the Planning Board concluded its review.

*Upon motion duly made (Murray) and seconded (Ferrara) the Planning Board voted (4-0) to grant ANR endorsement for Joseph Circle.*

### III. CARPENTER ESTATES SUBDIVISION–REVIEW/DECISION

Request to Construct Model Home –Lot #18

Stephen O'Connell of Andrews Survey & Engineering, Inc. provided the Planning Board with a general overview and status of the subdivision construction, noting the developer is looking to install the binder course (pavement) within the next week, subject to the approval of the Director of Public Works.

Mr. O'Connell briefed the Board on the status of water installation and other utilities, noting the house lots will be serviced by individual private septic systems. Mr. Bechtholdt explained to the Board that the Developer desires to construct a "model home" on Lot #18, the first house lot on the right immediately after the wetland crossing. Mr. Bechtholdt informed the Board that he spoke with the Developer reminding him that the lot(s) have not been released from the Covenant and that formal action of the Planning Board would be required to allow for the issuance of a building permit for Lot #18 at this time.

Mr. Murray reminded Board members when the Camelot subdivision was allowed to construct their model home the subdivision improvements were further along than what currently exists within Carpenter Estates. Mr. Murray noted that he has visited the site a number of times and is pleased with the progress being made, however reminded the Board that this subdivision development is unique to Northbridge, the first of its kind and wants to make sure everything is done correctly and stabilized. Mr. Bechtholdt agreed, noting utilizing LID –Low Impact Development techniques (stormwater management) in a subdivision is not only unique to Northbridge but would be the first in the Blackstone Valley.

Mr. Murray expressed the need to have all erosion and sediment controls in place at the appropriate times and to have the Board's consulting engineering inspect the site. Mr. O'Connell and Mr. Ahmed agreed that once the roadway is paved (binder course) the necessary hay bales, silt fencing, etc. would be installed and inspected by JH Engineering Group, LLC. Mr. Ahmed confirmed for Mr. Murray that Lot #14 would be utilized for stockpiling.

Mr. Massey agreed with Mr. Murray echoing his comments about the progress of the subdivision and shared his concerns with erosion control and the need to have binder course down before construction of the model home. Mr. Bechtholdt reminded Mr. Ahmed to have the paving company access the site via the Town of Sutton and not travel Carpenter Road over the causeway. Mr. O'Connell and Mr. Ahmed acknowledged and advised the Board that the site contractor is aware and has instructed his subs to not drive over the causeway.

Having no addition comment the Planning Board voted on the request to grant the issuance of a building permit for Lot #18.

*Upon motion duly made (Murray) and seconded (Ferrara) the Planning Board voted (4-0) to authorize the Town Planner to sign-off a building permit application for Lot #18 subject to binder course pavement, installation of sediment & erosion controls and review/inspection of same by the Board's consulting engineer.*

In taking such action Lot #18 (all lots) shall remain restricted to the Covenant and shall not be deemed eligible for the issuance of occupancy until such time the Developer posts the necessary performance bond for the subdivision and the lots are released by the Planning Board.

## **OLD / NEW BUSINESS**

### Mail –Review

In addition to the mail listed (attached) the Planning Board noted receipt of the following communications: December 17, 2015 Agenda; Form A dated December 10, 2015 for Joseph Circle (The Camelot); Checklist for Approval Not Required dated December 17, 2015 for Joseph Circle (The Camelot); Letter dated December 17, 2015 to Planning Board with a cc: to Town Clerk and J & F Marinella from Andrews Survey & Engineering regarding The Camelot ANR Narrative for Joseph Circle Lots 34-37, Parcels D & E; Plan of Land on Joseph Circle dated December 17, 2015; Building Permit Application for Lot 18 Hannah Drive; Sewage Disposal System Plan for Lot 18 Hannah Drive dated September 14, 2015; Letter dated December 15, 2015 to Town Planner with a CC: to Andrews Survey & Engineering from JH Engineering concerning Sutton Solar (25 Oakhurst Road, Sutton) Site Plan Peer Review; Letter dated December 17, 2015 to Town Planner from JH Engineering regarding Shining

Rock Golf Community Fairway Drive Engineer’s Construction Estimate; Memo dated December 14, 2015 to All Departments, Committees, Boards, and Commissions from Town Manager’s Administrative Assistant concerning the 2015 Annual Town Report.

Other

Mr. Bechtholdt provided the Planning Board with a copy of report dated December 15, 2015 from JH Engineering Group, LLC concerning review of the Sutton Solar, LLC (Oakhurst/Lasell Road); the Planning Board endorsed the site development plan. Mr. Bechtholdt provided the Board with a copy of report dated December 17, 2015 from JH Engineering Group, LLC updating construction estimates for Fairway Drive based upon the additional information provided by the Developer/Engineer; reference is made to Tunison Dias, Inc. letter dated July 17, 2013 and street acceptance plan prepared by WSP dated November 11, 2014. Mr. Bechtholdt explained that the Annual Report of the Planning Board is due January 29, 2016; he will provide the Board with a draft for review before submission. Mr. Bechtholdt informed the Board that the vacancy has been posted online; those interested are instructed to submit a Talent Bank form no later than January 05, 2015. The Planning Board noted receipt of JH Engineering Group reports for Leonardo Estates and Carpenter Estates; Mr. Bechtholdt apologized for filling up their email inbox with these large files. Mr. Bechtholdt explained to the Board that he and Chairman Massey have been asked to attend the next Board of Selectmen’s meeting (Monday, December 21, 2015) to discuss the subject properties currently involved in Forest Cutting Plans. Mr. Bechtholdt noted a representative from the Conservation Commission, property owner and the DCR Agent have also been asked to attend to review concerns expressed by the Selectmen and town residents. Mr. Bechtholdt briefed the Board on what he intends to review with the Selectmen, sharing with them conceptual layout plans for two of three subject properties. Mr. Bechtholdt noted the property to the rear of Buma Funeral Home is zoned Residential –Three (R3), where single-family is permitted by-right and 2-family via a special permit of the Zoning Board. The other properties along Providence Road are zoned Industrial where residential use is not permitted. Mr. Bechtholdt explained the conceptual plan prepared for the land commonly referred to the Puccio property would require a zoning change (Town Meeting action). The Board briefly looked at the concept plan prepared by Andrews Survey & Engineering noting the density and type of housing suggested (condominiums & apartments) seemed aggressive and would require thoughtful discussion before consideration.

**ADJOURNMENT**

Having no additional business the Planning Board adjourned its meeting of Thursday, December 17, 2015 at or about 7:35 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II  
Town Planner

Cc: Town Clerk