



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, November 24, 2015

Recognizing the presence of a quorum Chairman Brian Massey called the meeting to order at 7:00PM with Pamela Ferrara, Mark Key and George Murray 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: John Barges, Bill Renaud and John Shevlin

I. CITIZENS FORUM

None

II. 2239-2249 PROVIDENCE ROAD –REVIEW/DECISION Form A (81-P) plan

Planning Board tabled action requesting that a representative attend on behalf of the application to review the ANR plan with the Board. This matter shall be included on the next Planning Board agenda scheduled for December 08, 2015.

III. HILLSIDE GARDEN ESTATES (Deane Way) -PUBLIC HEARING Final Bond Release / Certificate of Completion

Mr. Bechtholdt indicated that the notice of the public hearing requirements had been satisfied. Chairman Massey read the public hearing notice: "In accordance with the provisions of Subdivision Rules & Regulations Section 222-9 M [Release of performance guaranty], the Planning Board shall hold a public hearing on Tuesday, November 24, 2015 at 7:05 PM, Selectmen's Chambers of the Northbridge Memorial Town Hall (7 Main Street, Whitinsville, MA 01588) to consider the Certificate of Completion and Release of Municipal Interest of John Barges, Hillside Garden Estates, LLC for subdivision known as "Hillside Garden Estates" (Deane Way). A copy of the as-built plan and certifications are on file with the Town Clerk (7 Main Street) and Planning Office (14 Hill Street) and may be reviewed during normal office hours. The purpose of this hearing is to provide an opportunity for public comment, anyone wishing to be heard should attend said hearing at the time and place designated." Upon motion duly made (Murray) and seconded (M. Key) the Planning Board opened the public hearing.

John Barges, Developer (Hillside Garden Estates, LLC) reviewed letter dated October 23, 2015 requesting formal release of the performance guaranty held for Deane Way. Mr. Bechtholdt reminded Board members that as a result of action taken at the 2015 Fall Annual Town Meeting Deane Way and the Board of Selectmen's vote to accept Deane Way as a public way it would be appropriate at this time to release the performance bond held. Mr. Bechtholdt noted that the Planning Board is in receipt of the layout plans, as-builts, certifications from the engineer, as well as, correspondence from municipal departments in support of the release.

Planning Board reviewed Form O [Certificate of Completion and Release of Municipal Interest in Subdivision Performance Security] prepared by the Community Planning & Development Office for Hillside Garden Estates. Mr. Key asked if all departments had provided input. Mr. Bechtholdt explained that correspondence from the Board of Health was not applicable as the subdivision is serviced by municipal sanitary sewer. Mr. Bechtholdt noted that the Building Inspector is to provide a letter confirming that all lots satisfy zoning per Section 222-9 M [Release of performance guaranty] of the Subdivision Rules & Regulations (reference made to memorandum dated November 18, 2015). Mr. Key would like to approve request (release) pending receipt of letter from the Building Inspector.

After seeking input from the public the Planning Board closed the public hearing. *Upon motion duly made (Murray) and seconded (Ferrara) the Planning Board voted (4-0) to grant final bond release and issue Certificate of Completion and Release of Municipal Interest for Hillside Garden Estates subdivision development in accordance with Section 222-9 M [Release of performance guaranty] of the Subdivision Rules & Regulations subject to the receipt of letter from the Building Inspector.*

Mr. Bechtholdt explained that he will have the Planning Board sign the Form O for Hillside Garden Estates however will not release it to Mr. Barges for recording (Worcester Registry of Deeds) until such time the Building Inspector provides his letter confirming zoning.

IV. MAIN STREET Assessors Map 2 Parcel(s) 36, 37 & 45 -CONT. PUBLIC HEARING

Special Permit [§173-47 B.2 -Planned Business Development]

Site Plan [§173-49.1 –Site plan review by Planning Board]

Chairman Massey noted once again that Cindy Key, Associate Member, shall participate in the review as a voting member for the special permit.

Eric Bazzett, Heritage Design Group provided the Planning Board with an update noting based upon the last meeting the site layout (access/egress) has been altered to address the concerns of the Planning Board. Mr. Bazzett reviewed with the Planning Board conceptual plan showing a wider curb cut along the westerly-side of the property and a revised access/egress to the east. Mr. Bazzett also noted the underground fuel tanks have been shifted over slightly, as well as the diesel pumps to improve turning movements within the site.

Mr. Bazzett distributed copies of the Traffic Impact Analysis prepared by PARE Corp. dated November 09, 2015. John Shevlin of PARE Corp. reviewed with the Planning Board findings of the traffic study noting no capacity, sight distances or stopping distance issues. Mr. Shevlin briefed the Board on the traffic data collected, the existing conditions, build/no-build scenarios, and projected trip generation (AM-peak/PM-peak hour). Mr. Shevlin concluded presentation noting impacts will be minimal and that the sightlines and stopping distances meet or exceed the AASHTO requirement minimums.

Mr. Key sought clarification on the trip-generation data: 38% in AM and 44% in PM (new traffic) and the traffic delay computation of 19 seconds (exiting the site). Mr. Murray inquired about pedestrian traffic and potential impacts (sightlines) of the right-turn-only egress driveway near Lake Street. Mr. Murray questioned if the existing crosswalk should be relocated; Board members agreed and asked the Applicant/Engineer to provide a recommendation to relocate the pedestrian crosswalk at Lake Street/Main Street. Mr. Bechtholdt noted the Safety Committee had similar concerns. Mr. Bechtholdt suggested that the Applicant/Engineer provide the Board with an analysis to relocate the crosswalk, stating it should be

researched and validated by a professional to determine the optimal and safest location. Mr. Bechtholdt explained that the Safety Committee shall conduct a follow-up review of the site development plan, at which time information concerning the relocation of the crosswalk should also be presented. Mr. Shevlin agreed to work with Heritage Design Group to evaluate the relocation of the existing pedestrian crosswalk.

Mr. Murray asked Mr. Bazzett to show the location of Lake Street on future drawings. Mr. Murray inquired about the existing utility poles on Main Street; Mr. Bazzett reviewed with the Board locations noting the poles will remain at their existing locations; turning movements and sightlines are not compromised. Mr. Key asked about the total number of visitors per day (approx. 1200). Mr. Murray inquired about the proposed gate to/from CoreMark; Mr. Bazzett explained that it would be a secured gate.

Mr. Murray asked about the planned landscaping along the easterly-side of the property; Mr. Bazzett reviewed site plan. Mr. Murray asked if the access (at Water Street) could be widened; Mr. Bazzett indicated that there will be some improvements within the area and could accommodate a wider area and provisions for snow storage. Mr. Murray asked that the existing Water Street sign be relocated.

Mr. Bechtholdt asked Mr. Bazzett to provide the Planning Board with an overall update on the status of the site development plan. Mr. Bazzett explained that they are preparing an off-site drainage analysis to determine the size of their stormwater basin. Mr. Bazzett also indicated that they may look to seek waivers from certain design standards and provisions of the RT 146 Overlay District, a requirement of the Planned Business Development bylaw. Mr. Bechtholdt noted the Board may have some discretion and asked Mr. Bazzett to provide the Planning Board with a letter detailing exactly what requirements they seek relief on and the Board will review and discuss at its next meeting.

Mr. Bechtholdt asked Mr. Bazzett about timing and coordination in scheduling the next hearing date. Mr. Bazzett indicated that they will be ready to meet with the Safety Committee for their December meeting. Planning Board acknowledged receipt of the following: Community Planning & Development memorandum dated October 29, 2015; Heritage Design Group response letter dated October 30, 2015 (Planning); Heritage Design Group response letter dated October 13, 2015 (JH Engineering); and Heritage Design Group response letter dated October 13, 2015 (Planning).

Mr. Bazzett explained that once they finalize the designs for the storm basin and other site features Heritage Design Group will provide follow-up response letters describing and confirming the changes made to the plans. Mr. Bechtholdt asked the Applicant/Engineer if they felt they would be ready for a meeting in December or January. Mr. Bazzett requested the public hearing be continued to the Planning Board's January meeting.

William Renaud suggested if things do not materialize and they are not ready for January 12, 2016 they will let the Town Planner know. Mr. Bechtholdt noted that the Board has more or less been on a holding pattern waiting for the Applicant/Engineer and feels a meeting on January 12th could be productive if a letter from Heritage Design Group is prepared detailing potential waivers and relief from the Planned Business Development provisions. Mr. Bechtholdt reviewed with the Planning Board expectations for the next meeting. Mr. Massey would like to review waiver requests at the next meeting; Mr. Murray and other members agreed. Mr. Bechtholdt asked Mr. Bazzett to prepare a waiver request letter to be reviewed at the next scheduled meeting.

Upon motion duly made (M. Key) and seconded (Murray) the Planning Board voted (5-0) to continue the site plan and special permit review to Tuesday, January 12, 2016 (7:05PM –Town Hall).

V. WHITINSVILLE CHRISTIAN SCHOOL –CONT. PUBLIC MEETING

Site Plan [§173-49.1 –Site plan review by Planning Board]

The Planning Board acknowledged receipt of the following: Andrews Survey & Engineering, Inc. response letter dated November 16, 2015, correspondence dated November 04, 2015 from the Department of Public Works –Sewer Division, Conservation Commission memorandum dated October 28, 2015, letter dated October 19, 2015 from the Building Inspector, email communication received October 30, 2015 from Whitinsville Water Company, copy of Technical Review meeting notes of October 28, 2015, JH Engineering Group report dated October 24, 2015, Community Planning & Development office memorandum dated October 30, 2015, and draft conditions of approval prepared by Community Planning & Development.

As a result of the lack of representation on behalf of the application (Applicant/Engineer) the Planning Board continued its review.

Upon motion duly made (Murray) and seconded (M. Key) the Planning Board voted (4-0) to continue the site plan to Tuesday, December 08, 2015 (7:05PM –Town Hall).

VI. SUBDIVISION RULES & REGULATIONS -CONT. PUBLIC HEARING

MGL CH 41 81Q (Amendments)

Chairman Massey asked the Town Planner to provide the Board with an overview. Mr. Bechtholdt provided the Board with an outline of discussion topics which included street trees, grass strip and island cul-de-sac. Mr. Bechtholdt noted at the last meeting the Planning Board reviewed existing examples in Northbridge and in Sutton (location of street trees and island cul-de-sac). Mr. Key, Mr. Murray and Mr. Massey indicated they visited a number of sites.

Mr. Bechtholdt explained the required street trees within the subdivision in Sutton (Jared Drive & Jenna Lane) are located outside of the grass-strip along the backside of the sidewalk approximately 12-feet from the edge of roadway. Mr. Bechtholdt noted that the subdivision also includes a large cul-de-sac island, much larger than any reviewed in Northbridge. Mr. Bechtholdt reminded the Board that the DPW prefers the trees to be located at the back of sidewalk, not within the grass strip and outside the right-of-way where the individual homeowners would be responsible for their maintenance.

Mr. Murray noted that at the remaining portion of Fairway Drive (Shining Rock Golf Community) the Board allowed for the street trees to be located behind the sidewalk as requested by the Department of Public Works.

Ms. Ferrara noted the placement of street trees, if to be located outside of the grass strip would need to be planted where they would not disturb any underground utilities. Mr. Massey noted the Board is also considering increasing the road right-of-way so the street trees would remain within the R.O.W if located along the backside out of the grass strip.

Mr. Massey polled the Board members as to what their thoughts were specific to the street trees. Mrs. Key explained that the street trees should remain within the R.O.W, suggesting if the street trees are allowed to be planted outside the right-of-way they no longer belong to the town and a homeowner could decide to remove them. Mr. Key felt if the Board widened the grass strip the street trees should remain within the grass strip. Mr. Massey indicated that he visited the subdivision in Sutton which he liked and drove around Northbridge including Reservoir Heights which has the street trees in the grass strip; felt the trees look good, healthy and seems to work (nice canopy, no sidewalk disturbance). Mr. Massey explained that he would be in favor of increasing the grass strip and keeping the street trees in the strip; likes the look for consistency.

Planning Board considered the idea of increasing the grass strip from 4-feet to 5-feet and increasing the right-of-way width from 40-feet to 50-feet for minor/secondary streets. The Board discussed placement of utilities; typically on the sidewalk side and may be under the sidewalk. Mr. Bechtholdt suggested that he liked the idea of increasing the width of the ROW from forty to fifty-feet, but questioned if relocating the street trees 6-inches (from 2-feet to 2½-feet) would be enough to address concerns of the DPW.

The Board contemplated where the street trees should be located (1) within a wider grass strip or (2) behind the sidewalk at the edge of the right-of-way and the width of the grass strip. Mr. Murray indicated that he spoke with a State Engineer working on the Sutton Street project who suggested to him that the replacement trees have been planted back from the roadway to ensure survival noting chemicals used to clear the roads during winter will destroy the trees. Mrs. Key felt if that is true she and others will look to the state to change the type of chemicals used; trees are an important resource which we need to sustain life.

Mr. Bechtholdt suggested if the Board locates the trees behind the sidewalk the streetlights could occupy the grass strip area. Mr. Key stated for the record that he was opposed to planting the street trees behind the sidewalk and would support widening the grass strip. Mr. Massey indicated that he liked the uniformity of Reservoir Heights. Mrs. Key agreed suggesting it added an aesthetic quality to the neighborhood having a tree canopy along the roadway. Mr. Murray suggested placing the trees 13-feet from the curb both sides of the roadway so it is uniform along the roadway.

After more general discussions and additional back and forth opining on widths of the right-of-way, location of utilities, width of the grass strip, root ball width, etc. the Chairman sought a position of the Planning Board.

Mr. Murray made a motion and Ms. Ferrara seconded that the Board standardize the placement of the required street trees at 12-feet from edge of curb (both sides) within the right-of-way. Mr. Key questioned if planted behind sidewalk what would happen to the trees when the homeowners decide they are theirs. Mr. Murray believed homeowners would not remove the trees and if so because they are to be located within the right-of-way the town would have recourse for the homeowner to replace them. The motion did not carry by a vote of 2-2 (Massey and Key opposing).

Board members agreed to increase the right-of-way for minor/secondary streets from 40-feet to 50-feet and the elimination of footnote 4. The Board discussed the option of reducing the size of the landscape island however was not in support of eliminating the island. Mr. Massey felt the size of the cul-de-sacs within Presidential Farms was too small. Mr. Bechtholdt suggested it was his understanding that the Fire Department reviewed the size of the islands and turning movements of their emergency vehicles. Mr. Key

liked the idea of reducing the size of the cul-de-sac to reduce that amount of impervious area. The Town Planner will provide the Board with examples of the size of cul-de-sacs and standards from other towns to determine what size (diameter) is appropriate. Planning Board expressed its support to allow for sloped-granite curbing within the cul-de-sac.

Upon motion duly made (Murray) and seconded (Ferrara) the Planning Board voted (4-0) to continue the public hearing to Tuesday, December 08, 2015 (7:15PM –Town Hall).

OLD / NEW BUSINESS

Approval of Meeting Minutes – June 09; September 22; October 20; & November 10, 2015

Mr. Bechtholdt explained that through discussions with the Town Clerk the Planning Board may vote to accept the meeting minutes of June 09, 2015; *upon motion duly made (Key) and seconded (Ferrara) the Board voted (4-0) to accept the meeting minutes of June 09, 2015 as amended.* Planning Board tabled action regarding meeting minutes of September 22, 2015. *Upon motion duly made (Key) and seconded (Ferrara) the Planning Board voted (3-0-1 [Murray abstained]) to accept the meeting minutes of October 20, 2015 as amended. Upon motion duly made (Murray) and seconded (M. Key) the Planning Board voted (3-0-1 [Massey abstained]) to accept the meeting minutes of November 10, 2015.*

Planning Board Meeting December 22, 2015 –Vote to Cancel

Upon motion duly made (Murray) and seconded (M. Key) the Planning Board voted (4-0) to cancel its meeting of Tuesday, December 22, 2015.

Subdivision/Site Developments –Status/Update(s)

Mr. Bechtholdt briefed the Board on the status of Leonardo Estates noting that the developer continues to coordinate water installation (need for a pressure valve, etc.) with the Water Company and DPW. Mr. Bechtholdt explained that he had planned to conduct a site visit with the DPW Director and Highway Superintendent however was postponed. Mr. Bechtholdt noted the remaining portion of Fairway Drive (Shining Rock Golf Community) was recently paved; JH Engineering will provide a report to the Planning Board.

Open Space & Recreation Plan -Update

Mr. Bechtholdt informed the Board that the Board of Selectmen at its meeting of December 07, 2015 voted to authorize the Planning Board to utilize a portion of the funds received by Aris Group, LLC to hire a consultant to prepare the Open Space & Recreation Plan Update and the preparation of a Housing Production Plan. Mr. Bechtholdt explained that the consulting services have been procured and contracts have been drafted for Beals + Thomas, Inc. to prepare the Open Space & Recreation Plan and Karen Sunnarborg to prepare the town's Housing Production Plan. Mr. Bechtholdt will continue to coordinate with the Planning Board who will oversee the completion of the plans. Mr. Bechtholdt indicated that the amount of \$73,500.00 remains uncommitted in the escrowed account for the Pine Knoll special permit modification. Mr. Bechtholdt suggested the Board start to consider other possible initiatives such as zoning or a Master Plan update.

Housing Production Plan –Update

See discussion item above.

Green Meadow Court –Status/Update

Tabled –no discussion

Mixed Use Bylaw –Outline/Review

Mr. Bechtholdt reminded Board members that he prepared some time ago a general outline of items to consider when drafting a zoning bylaw. Mr. Bechtholdt suggested the Board should start to put something together if they wanted a mixed use bylaw considered at the next Spring Annual Town Meeting (May 2016), such as the redevelopment of 2040 Providence Road. Mr. Bechtholdt will look to the Planning Board as to how and when they wish to proceed.

Zoning Workshop –Next Steps

Tabled –no discussion.

Mail –Review

In addition to the mail listed (attached) the Planning Board noted receipt of the following communications: November 24, 2015 PB agenda; December 8, 2015 draft PB agenda; 2239-47 (& 2249) Providence Road Checklist for Approval Not Required Plan; Assessor's Map 22-A; Plot Plan of Providence Road; Public Hearing Notice for Hillside Garden Estates Release of Municipal Interest; Form O Certificate of Completion and Release of Municipal Interest in Subdivision Performance Security for Hillside Garden Estates (Deane Way); Memo dated November 2, 2015 to Town Clerk from Town Planner regarding Hillside Garden Estates (Deane Way) Release of Performance Guaranty; Letter dated October 23, 2015 to Planning Board from Hillside Garden Estates, LLC regarding request to release the performance guaranty for Deane Way (Hillside Garden Estates); Letter dated August 25, 2015 to Planning Board from Guerriere & Halnon, Inc. concerning Deane Way; Letter dated August 25, 2015 to Planning Board from Guerriere & Halnon, Inc. concerning Deane Way; Letter dated September 29, 2015 to Town Planner from Whitinsville Water Company regarding Hillside Garden Estates Water Infrastructure; Email dated September 10, 2015 to Town Planner from the Fire Chief regarding Deane Way Fire Hydrant Certification; Email dated September 22, 2015 to Town Planner and Hillside Garden Estates, LLC with a cc: to DPW Highway Superintendent and Planning Board Chair from DPW Director regarding Deane Way Street Acceptance; Letter dated August 6, 2015 to Town Planner with a cc: to Conservation Commission, DPW Director, DPW Sewer Superintendent, Whitinsville Water Company and Fire Chief from JH Engineering regarding Hillside Garden Estates (Deane Way) Road Acceptance; As-Built Plans of Deane Way; Layout Plan of Deane Way; Memo dated November 18, 2015 to Building Inspector from Town Planner regarding Deane Way, Hillside Garden Estates Release of Performance Guaranty & Conformance to Zoning Bylaw; Memo dated October 29, 2015 to Heritage Design Group with a cc: to Planning Board from Town Planner concerning Main Street Commercial Special Permit and Site Plan Review; Letter dated October 30, 2015 to Town Planner from Heritage Design Group concerning Main Street Commercial Site Plan Review & Special Permit Modification; Letter dated October 13, 2015 to Town Planner from Heritage Design Group concerning Main Street Commercial Site Plan Review Comments; Letter dated October 13, 2015 to Town Planner from Heritage Design Group concerning Main Street Commercial Site Plan Review Comments; Letter dated November 16, 2015 to Planning Office with a cc: to JH Engineering and Conservation Commission from Andrews Engineering regarding Whitinsville Christian School Peer Review Comment Responses; Draft Certificate of Approval for Whitinsville Christian School Fine Arts & Athletic Center; Memo dated November 4, 2015 to Planning Board from DPW Sewer Superintendent regarding Whitinsville Christian School Parking Area & Fine Arts & Athletic Complex; Memo dated October 28, 2015 to Planning Board from Conservation Commission regarding Whitinsville Christian School Site Plan Review; Letter dated October 19, 2015 to Town

Planner from Building Inspector regarding Whitinsville Christian School; Email dated October 30, 2015 to Town Planner, Whitinsville Water Company, Planning Administrative Assistant, Fire Chief, Building Inspector DPW Director, DPW Highway Superintendent, Board of Health Administrator, DPW Sewer Superintendent with a cc: to Andrews Engineering & Planning Board Chair from Whitinsville Water Company regarding Whitinsville Christian School Parking Area and Fine Arts & Athletic Complex; Technical Review Meeting Notes dated October 28, 2015 for Whitinsville Christian School; Letter dated October 24, 2015 to Town Planner with a cc: to Conservation Commission from JH Engineering regarding Whitinsville Christian School; Memo dated October 30, 2015 to Planning Board & Andrews Engineering from Town Planner regarding Whitinsville Christian School Site Plan Review; Whitinsville Christian School Site Plan Review Checklist; Subdivision Rules & Regulations proposed amendments; Chapter 222 – Subdivision Rules & Regulations pages 1-5; Draft Minutes of November 10, 2015; Email dated November 17, 2015 to Town Planner from DPW Sewer Superintendent concerning Camelot Sewer Pump Station; Memo dated November 17, 2015 to Board of Selectmen Chairman and Town Manager from Town Planner regarding Approval Agreement & Acceptance for Pine Knoll Special Permit; Mixed Use Bylaw (things to consider when drafting); Planning Board Workshop Zoning Economic Development – Strategies and Opportunities document; Letter dated November 10, 2015 to Planning Board from Andrews Engineering concerning Minor Modification to Site Plan Adjacent to 279 Douglas Road; Letter dated November 9, 2015 to Board of Selectmen Chairman from Executive Office of Housing and Economic Development concerning 2015 MassWorks Infrastructure Program funding round; 2016 Planning Board Meeting Schedule.

Other

Planning Board noted receipt of letter dated November 10, 2015 from Andrews Survey & Engineering, Inc. concerning 279 Douglas Road relocation of retaining wall (stormwater impacts). Planning Board acknowledged receipt of letter from the MA Executive Office of Housing & Economic Development concerning the non-selection of the 2015 MassWorks grant. Mr. Bechtholdt expressed his disappointment, suggesting the town had a strong application. Mr. Bechtholdt added he was concerned with the process noting the City of Gardner received two awards this year for two separate projects (happy for the City of Gardner but disappointing for Northbridge). Board members suggested reaching out to our state representatives. Mr. Bechtholdt indicated that he will look to coordinate a debriefing with the Director of the MassWorks Program to see why Northbridge was not selected and how we may improve our chances next round. Mr. Bechtholdt informed the Board that he met with Edward Renaud and Stephen O'Connell last week to discuss the Puccio property one of the sites associated with the forest cutting plans. Mr. Bechtholdt explained that the owners are looking to develop site however would require a zone change to allow for the mixed use project contemplated (commercial and multi-family). Mr. Bechtholdt noted Mr. Renaud suggested they could, as part of a project proposal offer to provide improved access to the upper ballfields and set aside land for future considerations for a school. Mr. Bechtholdt noted that he has not seen any formalized plans or anything conceptual as of yet and will update the Board when and if something is presented to him. Mr. Bechtholdt informed the Planning Board that he met with Joe Marinella (J&F Marinella Dev) last week specific to Hemlock Estates and the Board's recent vote concerning the performance bond and lot release. Mr. Bechtholdt acknowledged receipt of additional funds for the performance bond (\$255,213.75) and receipt of the lot release fee of \$1,300.00. Mr. Bechtholdt explained that Mr. Marinella was hopeful to also have the Planning Board reduce the performance bond held, suggesting according to Mr. Marinella the subdrains and Pond #2 have been completed. Mr. Bechtholdt explained to the Planning Board that after talking with Mr. Marinella he contacted JH Engineering Group to inspect the work (subdrains & pond). Mr. Bechtholdt explained that JH Engineering Group visited the site

however was not aware that the subdrains were installed and would need to coordinate an inspection with the developer as the subdrains are no longer visible and the catch basins are covered in asphalt. Mr. Bechtholdt explained that JH Engineering was not comfortable at this time to recommend a reduction as they need to verify the installation of the subdrains and would need to review as-built plans specific to the construction of Pond #2. Mr. Bechtholdt explained that Mr. Marinella had planned to transfer funds (based on the reduction) from Hemlock Estates to the Camelot subdivision bond (for the formal release of Lot #31). Mr. Bechtholdt noted that JH Engineering will be meeting with Mr. Marinella this week/next to review the subdrains and Pond #2. Mr. Murray and Mr. Massey recalled that the subdrains were installed some time ago. Mr. Murray and Mr. Massey supported the idea of reducing the bond subject to the review and confirmation of same by JH Engineering Group specific to the subdrains. Mr. Key expressed his disappointment in the developer's continued lack of communication and coordination, suggesting everything is last minute. Mr. Murray agreed. After reviewing the performance bond held and noting the need to receive/review as-built plans for Pond #2 the Board considered reducing the bond amount for the subdrains. *Upon motion duly made (Murray) and seconded (Ferrara) the Planning Board voted (3-1 [M. Key opposed]) to reduce the performance bond held specific to the subdrains for Hemlock Estates subject to JH Engineering Group review.* Reference made to JH Engineering Group, LLC report(s) dated September 22, 2014 and November 30, 2015 and Form G Performance Bond [Deposit of Money] dated November 18, 2014. Mr. Bechtholdt advised the Planning Board of a CMRPC sponsored Planning Board forum for Thursday, December 10, 2015 (1370 Main Street -Holden Fire Station).

ADJOURNMENT

Having no additional business the Planning Board adjourned its meeting of Tuesday, November 24, 2015 at or about 9:10 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk