

RECEIVED

18 APR 26 PM 3:31

NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Tuesday, March 27, 2018

Recognizing the presence of a quorum Chairman Brian Massey called the Planning Board meeting to order at 7:00 PM with Harry Berkowitz, James Berkowitz, and Abdul Kafal in attendance. R. Gary Bechtholdt II, Town Planner was also present. Two (2) Planning Board vacancies (Member & Associate Member).

The following members of the public were in attendance: Kevin Mulvehill (Purgatory Beer Company) and Joseph Marinella (J&F Marinella Dev)

I. CITIZENS FORUM

None

II. FORM A –REVIEW/DECISION

None

III. RECREATIONAL MARIJUANA ESTABLISHMENTS -PUBLIC HEARING

Amend Chapter 173, Section 173-2; Section 173-18.6 & Section 173-12

Upon motion duly made and seconded the Planning Board opened the Public Hearing. Mr. Bechtholdt confirmed for the Planning Board that the hearing notice requirements had been satisfied.

In accordance with MGL CH 40A SEC 5 [Adoption or change of zoning ordinances or bylaws; procedures] the Northbridge Planning Board will hold a public hearing Tuesday, March 27, 2018 (7:05 PM) in the Selectmen's Room, Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA 01588 to AMEND Zoning Bylaw, Chapter 173 of the Code of Northbridge by (A) adding the Term "Recreational Marijuana Establishments" to Section 173-2 Definitions; (B) adding a new Section 173-18.6 entitled "Recreational Marijuana Establishments" & (C) adding to Section 173-12, Table of Use Regulations a new entry for "Recreational Marijuana Establishments" prohibiting use within all zoning districts of the Town of Northbridge. A copy of the proposed amendment is on file with the Town Clerk (7 Main Street –Town Hall) and Community Planning & Development (14 Hill Street –Town Hall Annex) 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.

Planning Board reviewed zoning amendment article sponsored by the Board of Selectmen to prohibit Recreational Marijuana Establishment.

Mr. Bechtholdt reviewed with the Planning Board process and procedures for adopting the local opt-out option to prohibit recreational marijuana establishments within the Town of Northbridge.

Mr. Bechtholdt reminded the Planning Board that action (approval) at Town Meeting and the Annual Election is required because Northbridge voted yes on Ballot Question #4 at the November 2016 State Election. Mr. Bechtholdt explained if either Town Meeting action or the Ballot Questions fails the town would need to come up with regulations to permit Recreational Marijuana Establishments.

Mr. Massey noted that the town adopted a temporary zoning moratorium through November 2018 to address Recreational Marijuana Establishments.

Mr. Bechtholdt explained to the Board that a Recreational Marijuana Establishment may include (1) cultivation; (2) testing/laboratories; (3) manufacturing; or (4) retail. The Planning Board reviewed the warrant article to amend Zoning Bylaw, Chapter 173 of the Code of Northbridge by (A) adding the Term "Recreational Marijuana Establishments" to Section 173-2 Definitions; (B) adding a new Section 173-18.6 entitled "Recreational Marijuana Establishments" & (C) adding to Section 173-12, Table of Use Regulations a new entry for "Recreational Marijuana Establishments" prohibiting use within all zoning districts of the Town of Northbridge.

After seeking input from the public, the Planning Board closed the public hearing. *Upon motion duly made (H. Berkowitz) and seconded (Abdul Kafal) the Planning Board voted (3-1 [J. Berkowitz opposed]) to recommend zoning amendment by (1.) adding new term "Recreational Marijuana Establishments"; (2.) adding new subsection entitled "Recreational Marijuana Establishments", and (3.) adding new entry to Table of Use, prohibiting "Recreational Marijuana Establishments" within all zoning districts within the Town of Northbridge.*

In taking such action, the Planning Board understands Town Meeting action is subject to and contingent upon Town Election Ballot Question (May 15, 2018). As provided for in MGL, both Town Meeting and Ballot Question must pass in order for the Town to exercise its local opt-out option to prohibit Recreational Marijuana Establishments.

Should one or both fail passage the Planning Board is prepared to work with the Board of Selectmen and other municipal departments to establish appropriate zoning provisions to regulate Recreational Marijuana Establishments within the temporary zoning moratorium valid through November 2018.

Upon separate motion duly made (H. Berkowitz) and seconded (Abdul Kafal) the Planning Board voted to recommend the General bylaw amendment to add new section entitled "Recreational Marijuana Establishments Prohibited".

In taking such action, the Planning Board noted the General Bylaw amendment is consistent with the purpose and intent of the zoning bylaw amendment also under consideration.

85 IV. WINSTON WOODS -CONT. PUBLIC HEARING

86 Definitive Subdivision Review -Spring Street

87
88 Chairman Massey acknowledged receipt of letter dated March 22, 2018 from Guerriere & Halnon, Inc. on
89 behalf of the Owner/Applicant requesting a continuance for the Winston Woods definitive subdivision
90 review.

91
92 Mr. Bechtholdt advised the Planning Board if they are to grant request to continue the Board will need to
93 extend the period of decision. Mr. Bechtholdt suggested through September 30, 2018.

94
95 *Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (4-0) to grant*
96 *extension of the decision period through to September 30, 2018.*

97
98 *Upon separate motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0)*
99 *to continue the Definitive subdivision plan review to Tuesday, April 24, 2018 (7:05PM -Town Hall) to provide*
100 *opportunity for the Applicant/Engineer to response to comments received to date and to update the*
101 *definitive plan set accordingly.*

102
103 V. CAMELOT & HEMLOCK ESTATES -REVIEW/DISCUSSION

104 Construction Status Reports

105
106 Joseph Marinella, Developer for the Hemlock Estates and Camelot subdivisions met with the Planning
107 Board to discuss overall status.

108
109 Mr. Marinella reviewed with the Board construction schedule for Hemlock Estates detailing planned
110 completion dates for curbing installation; water main loop; improvements to Gendron Street; maintenance
111 of detention ponds (1-3); access to pond(s); final topcoat; street lights; street trees; sidewalks; and the
112 status of the sewer pump station.

113
114 Mr. Bechtholdt reminded the Board and Mr. Marinella that the construction schedule appears to be
115 incomplete, suggesting Mr. Marinella review JH Engineering's last report (October 25, 2017).

116
117 Chairman Massey inquired about the mailboxes, noting he spoke with the Northbridge Post Master
118 recently. The Planning Board directed Mr. Marinella to install all remaining mailboxes immediately and
119 without further delay. The mailboxes may be installed at each house lot, similar to others installed along
120 Fir Hill Lane.

121
122 Mr. Marinella indicated that he would like to start the process of conveying the sewer pump station to the
123 town. The Board agreed with Mr. Marinella, noting once all the house connections were made that it seem
124 appropriate for the town to take ownership and assume the pump station. Mr. Bechtholdt suggested that
125 Mr. Marinella write a letter to the Director of Public Works and Sewer Superintendent to set a meeting to

review with them the process and procedures for accepting the pump station. Mr. Marinella indicated that he would like to transfer the pump station within Hemlock Estates by the Fall (October 2018).

Prior to taking up discussions concerning the Camelot, Chairman Massey noted he would abstain as he lives within the subdivision; James Berkowitz, Vice Chairman assumed chairmanship role.

Joseph Marinella, Developer for the Camelot subdivision reviewed with the Board construction schedule for Camelot detailing planned completion dates for street trees, street lights along Rebecca Road and Joseph Circle; installation of curbing and sidewalks; parking area, fencing and landscaping; maintenance of drainage ponds; final paving (topcoat); and the status of the sewer pump station.

Mr. Bechtholdt reminded Mr. Marinella to review JH Engineering latest reports for other punchlist items. The Board asked Mr. Marinella to provide updated 30, 60 & 90-day milestones which was discussed last summer (June 2017).

Mr. Marinella informed the Board that he has been performing inspections of the sewer pump station as directed by the Sewer Superintendent (keeping a log of observations). Mr. Bechtholdt suggested Mr. Marinella coordinate the next scheduled inspection with the Director of Public Works and the Sewer Superintendent.

The Board reminded Mr. Marinella about requirements for installing the community mailboxes and the need to raise a number of fire hydrants within the subdivision. Mr. Massey indicated that he also spoke with the Post Master for Whitinsville, noting according to the Post Master, the Post Office is responsible for clearing off (snow, etc.) and ensuring access to the community mailboxes.

Mr. Marinella reviewed with the Planning Board the status of the street lights within both the Camelot and Hemlock Estates subdivisions, noting he is and has been waiting for National Grid.

Mr. Bechtholdt asked Mr. Marinella about the status of the alternative to the previously approved Stormceptor. Mr. Marinella explained to the Board that he is still waiting for JH Engineering to approve the Hydroworks structure. Mr. Bechtholdt suggested he would contact JH Engineering and have them review proposed with the Conservation Agent and Andrews Survey & Engineering, the Developers Engineer to address any outstanding issues.

Mr. Bechtholdt suggested that the Board schedule and conduct site visits to the various active subdivision development during the months of April/May. The Planning office will look to coordinate with the Developers, Department of Public Works and JH Engineering Group, the Board's consultant to inspect the subdivisions.

Mr. Bechtholdt suggested both the Camelot and Hemlock Estates subdivisions continue to be included on future Planning Board agendas, where the Developer can provide monthly status reports and updates. Mr. Marinella indicated that he was aggregable to meeting with the Board moving forward.

VI. THE HILLS AT WHITINSVILLE -REVIEW/RECOMMENDATION
2018 SATM -MGL CH 60 SEC 77C

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (4-0) to recommend acceptance, as a donation, in lieu of foreclosure parcels of land designated as Open Space parcels within the Hills at Whitinsville subdivision.

Mr. Bechtholdt noted consideration of these open space parcels was voted on and accepted at the 2017 Fall Annual Town Meeting, however because of the status of the property (back taxes owed) the warrant language, motion and action taken did not adequately address the disposition of the parcels.

Mr. Bechtholdt explained to the Planning Board that the next article, Article 21 was a companion article to transfer the Open Space from the Board of Selectmen to the Conservation Commission. Mr. Bechtholdt suggested, conveyance of the open space will allow the Commission to preserve land that contains several ecologically significant resources. The land is contiguous with open space in other developments.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to recommend transfer of Open Space from the Board of Selectmen to the Conservation Commission.

Mr. Bechtholdt informed the Board that the Conservation Commission is meeting this evening to also vote on the Hills at Whitinsville Open Space articles.

VII. PRESIDENTIAL FARMS OPEN SPACE -REVIEW/DISCUSSION
Open Space Parcel A & Parcel D

Mr. Bechtholdt advised the Planning Board that Town Counsel has cautioned the town in approving the proposed conveyance of Open Space Parcel A & Parcel D within the Presidential Farms subdivision to an entity created by the Developer, David Brossi. Town Counsel questioned the arrangement and how enforcement and oversight will be maintained, noting the open space parcels included a bike path and walking trails.

Mr. Bechtholdt reminded the Planning Board that the Developer had met with the Board of Selectmen (last year) and agreed to forego conveyance of the open space parcels to the Town because of the long-term maintenance and potential liability issues with the bike path and walking trail. In talking with Town Counsel, Mr. Bechtholdt understands that the Developer now desires to convey the open space parcels to the Conservation Commission. Planning Board members questioned if the town would be receptive to this, reiterating maintenance concerning, etc.

Mr. Bechtholdt indicated that the Conservation Commission was to discuss this matter at its meeting this evening. Mr. Bechtholdt suggested if the Conservation Commission does not want to assume ownership and associated responsibilities then the Developer may need to repetition the Planning Board to consider alternatives (modification), similar to what was discussed a few years ago.

Mr. Bechtholdt confirmed for Chairman Massey that the status of the open space needs to be resolved before remaining house lots within Phase V can be formally released. The Planning Board tabled any action, pending review by the Conservation Commission and further input by Town Counsel.

OLD / NEW BUSINESS

Approval of Meeting Minutes

The Planning Board upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) voted 4-0 to accept the meeting minutes of February 13, 2018.

2018 Spring Annual Town Meeting -Tuesday, May 01, 2018 (7:00PM)

Point of information -no discussion. Town Planner will prepare Planning Board Report & Recommendations for review at next scheduled meeting.

Annual Town Election -Tuesday, May 15, 2018

Point of information -no discussion. Abdul Kafal indicated that he will seek re-election, however did not submit necessary paperwork in time to be included on the ballot. Chairman Massey suggested that he still could be re-elected by write-in.

Local Historic District Study Committee -Update

Mr. Bechtholdt informed the Board that the LHDSC had a brief meet and greet on March 05, 2018, with Kenneth Warchol, Harry Berkowitz and Robert Laflamme attending. Mr. Bechtholdt due to a lack of quorum the Committee has not been able to formally meet. The purpose of the March 5th meeting was to meet one another and distribute copy of the Mass Historic Commission guidance document on adopting local historic districts. Mr. Bechtholdt noted the prepared a property owner survey and invited property owners to attend a meeting of the Local Historic District Study Committee scheduled for April 27, 2018 (6:00PM -Town Hall).

Purgatory Beer Company -Outdoor Entertainment Permit Application

The Planning Board met with Kevin Mulvehill, Owner/Partner (Purgatory Beer Company) concerning request for outdoor entertainment license. Mr. Mulvehill briefed the Board on his application and reviewed layout of the brewery and intended licensing to allow for bands to play at the brewery. Planning Board questioned why they are being asked to determine use and zoning. Members felt the Building Inspector should be the one providing them with guidance on whether or not the proposed satisfied zoning and was or was not within the scope of the special permit previously issued by the Planning Board for the brewery (reference to Inspector of Buildings letter dated February 26, 2018). Harry Berkowitz felt the issuance of licensing by the Board of Selectmen already covered entertainment and did not see a problem with allow for outdoor, as long as the Board of Selectmen reviewed locations as part of its initial licensing; James Berkowitz agreed. Brian Massey indicated he understood the reasons why Purgatory Beer Company is looking to have live bands, etc. noting he supports them and their continued success, however expressed concerns with potential noise being so close to residential. The Board was not comfortable with taking a position whether or not the application is consistent with the special permit issued; they felt that was a

zoning question and should be left to the Building Inspector to make a determination. The Board did not believe it was appropriate to start making zoning determinations on individual projects. Mr. Bechtholdt was not sure if the Planning Board, as the Special Permit Granting Authority could make a finding and if so, what the process would be. Chairman Massey offered to meet with the Building Inspector to review and make sure everyone is on the same page. The Planning Board thanked Mr. Mulvehill for attending. Once Mr. Massey meets with the Building Inspector the Town Planner will provide an update and identify next steps.

Valley Pub -Outdoor Entertainment Permit Application

Planning Board acknowledge receipt of copy of notice entitled “Valley Pub” delivered to neighbors along Plummer Avenue. Mr. Bechtholdt noted that he has not spoken with anyone from Valley Pub and became aware of this when a neighbor came to the Planning Office. Mr. Bechtholdt informed the Planning Board that he was not sure if outdoor license from the Board of Selectmen is currently being sought for Valley Pub. Similar to Purgatory Beer Company (noted above), the Planning Board shall seek input and direction from the Inspector of Buildings before offering comment.

Open Space & Recreation Plan and Local Housing Production Plan -Update(s)

Tabled -no discussion.

Farnum Circle -Status

Mr. Bechtholdt advised the Planning Board that the Planning office is in receipt of Property Owner Consent & Liability Release Agreements for both 14 Farnum Circle (J. Augustus & K. Konicki) and 21 Farnum Circle (T. Lambert) within the Farnum Circle subdivision. Mr. Bechtholdt will look to hold a pre-construction meeting with the selected contractor (Wall Construction, Inc.) sometime next week.

Planning Board Concerns

None noted at this time.

Mail –Review

In addition to the mail listed (attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for March 27, 2018; Draft Agendas for April 10, 2018 and April 24, 2018; Public Hearing Notice for Recreational Marijuana Establishments; Draft Zoning Bylaw Amendment Article for Recreational Marijuana Establishments; Recreational Marijuana Establishments Timeline/Flowchart; Plan of Hills at Whitinsville Open Space Parcels; Letter dated February 28, 2018 to the Planning Board from Guerriere & Halnon, Inc. regarding the Winston Woods subdivision; Memo dated December 14, 2017 to Director of Public Works, Highway Superintendent, Sewer Superintendent, Whitinsville Water Company and Fire Chief from Town Planner regarding Winston Woods Definitive Residential Subdivision Application Review Offsite Improvements; Letter dated October 25, 2017 to Town Planner from JH Engineering concerning Hemlock Estates Engineer’s Construction Estimate; Developer’s construction schedule labeled (Fir Hill Lane); Construction Schedule for Camelot Subdivision from Town Planner; Developer’s construction schedule labeled (Camelot); Email dated February 20, 2018 to J & F Marinella from Town Planner regarding Camelot fire hydrants; Email dated February 09, 2018 to Town Planner and Planning Board Chair from

Planning Administrative Assistant regarding the Camelot mailboxes; Email dated February 20, 2018 to Andrews Engineering, Town Planner and Conservation Agent from JH Engineering concerning the Camelot Alternative to Stormceptor; Document for Section 81U Approval, Modification, or Disapproval of Plan by Board –Prerequisites for Decision; Draft Meeting Minutes of February 13, 2018; Letter dated February 26, 2018 to Town Planner from Building Inspector regarding Linwood Mill Lofts/Brewery Entertainment License; Valley Pub Flyer; Church Street Senior Living Development dated March 09, 2018; Spring Annual Town Meeting Warrant dated May 01, 2018; Community Planning & Development Weekly Report (March 12–16, 2018); Community Planning & Development Weekly Report (March 05 09, 2018); Community Planning & Development Weekly Report (February 26–March 02, 2018); Community Planning & Development Weekly Report (February 19–23, 2018), Community Planning & Development Weekly Report (February 12–16, 2018; Schedule of Planning Board Meetings for 2018.

Other

Mr. Bechtholdt informed the Planning Board that he attended the Board of Selectmen meeting on Monday, March 26, 2018 to review the warrant articles for the Spring Annual Town Meeting. Mr. Bechtholdt mentioned that he will attend the Finance Committee on Wednesday, March 28, 2018 to review same. Mr. Massey advised the Board that he and the Town Planner will be meeting with the Town Manager, Director of Public Works and Highway Superintendent to review streetlights, mailboxes and other required improvements within subdivisions. Mr. Bechtholdt explained to the Board that Ed Renaud has asked to table discussion on the Church Street property, as he is looking at other residential options in addition to Senior Living. Mr. Bechtholdt explained to the Board that the Building Inspector has issued a building permit for Lot 5 -Deane Way, the residential group home, as the proposed use is exempt under zoning and does not require site plan review/approval from the Planning Board. Mr. Bechtholdt suggested to the Board that the veterinary hospital proposed for Church/Granite Street has been issued a building permit from the Inspector of Buildings; Mr. Massey will talk with the Building Inspector to confirm whether or not site plan review of the Planning Board is required. Planning Board acknowledged receipt of Planning office weekly report(s) for February 12-16, 2018; February 19-23, 2018; February 26 – March 02, 2018; March 05-09, 2018; and March 12-16, 2018.

Adjournment

Having no additional business, the Planning Board adjourned its meeting of Tuesday, March 27, 2018 at or about 8:30 PM.

Respectfully submitted,


R. Gary Bechtholdt II
Northbridge Town Planner

Approved by the Planning Board – 4.27.2018

Cc: Town Clerk

March 27, 2018

Planning Board

FROM	DATE	SUBJECT
Guerriere & Halnon, Inc.	Rec'd 02/13/18	Site Plan for Lot 5 Deane Way (Hillside Garden Estates)
Planning Office	02/14/18	Cancellation of February 27, 2018 Meeting
DPW Sewer	02/15/18	Lot 5 Deane Way No Outstanding Issues
Planning Board	02/14/18	2018 SATM Hills at Whitinsville Open Space
Planning Board	02/16/18	Presidential Farms Phases III & IV Bond Release
Planning Board	02/16/18	Leonardo Estates Bond and Lot Release
Planning Board	02/21/18	Recreational Marijuana Establishments
Valley Pub	02/25/2018	Outdoor Party – Memorial Day Weekend
Guerriere & Halnon, Inc.	02/28/18	Winston Woods Continuance Request
Syncarpha Solar	Rec'd 03/05/18	Petition for Warrant Article for Large-Scale Solar Facility
Building Inspector	02/28/18	Lot 5 Deane Way Initial Review
Conservation Commission	02/21/18	Lot 10 Windstone Dr (Leonardo Est) Review Request
MA Municipal Association	March 2018	The Beacon Newsletter
Guerriere & Halnon, Inc.	03/08/18	101 Deane Way Withdrawal Request
Ken Margolin Law Office	03/12/18	Evergreen Center, 101 Deane Way
Urban Land Institute	No Date	ULI Boston – Technical Assistance Panel
Guerriere & Halnon, Inc.	03/22/18	Winston Woods Request for Continuance / Extension

ZBA

- Public Hearing Notice – Application of M. Gregory Trussell for a Variance to allow a pre-existing building previously used as a gift shop to be converted to a single-family dwelling at 1790 Quaker Street.
- Public Hearing Notice – Application of Michael Morganelli for a Special Permit in order to allow the applicant to construct a two-family dwelling at the location of 0 Prospect Street and a Variance due to the frontage and lot size.

Uxbridge

- Public Hearing Notice – Application of Uxbridge Woods Realty Trust / Mark Foss, Trustee for a Special Permit to construct a single-family dwelling on a retreat lot at Eber Taft Road and Pond Street (Lot 11).
- Public Hearing Notice – Application of Uxbridge Woods Realty Trust / Mark Foss, Trustee, for a Special Permit to construct a single-family dwelling on a retreat lot at Eber Taft Road and Pond Street (Lot 9).
- Public Hearing Notice – Application of Uxbridge Woods Realty Trust / Mark Foss, Trustee, for a Special Permit to construct a single-family dwelling on a retreat lot at Eber Taft Road and Pond Street (Lot 1).
- Public Hearing Notice – Amending the Subdivision Rules and Regulations in order to assure conformance with the requirements of public health, safety, and welfare and to advance the sound development of the Town.
- Public Hearing Notice – Application of Mr. Richard Harteau (owner) and ZPT Energy Solutions, LLC / Ernest Mello (applicant) for a Special Permit Modification to construct a ground mounted 3.0MW (AC) photovoltaic solar array, associated equipment, an access driveway, fencing and stormwater management system on Quaker Street.

Sutton

- Public Hearing Notice – Applications of Whitins Road Realty, LLC for a Site Plan Review and Special Permit to construct a 16,875 square foot multi-tenant building (up to nine units) at 219 Whitins Road with a mix of permitted and special permit uses allowed in the Office Light Industrial District. Uses may include business office, retail store, personal service

establishment, repair services (not auto), manufacturer, building or landscape contractor or arborist, or research and development.

- Decision – Approved with conditions the applications for Site Plan Modification, Groundwater Protection District, Route 146 Overlay District and Special Permit for Retail Use for Phase III of the shopping center on Galaxy Pass off Route 146 and Boston Road known as Pleasant Valley Crossing at 11 Pleasant Valley Road adjacent to the existing development. Phase III is proposed to include an 18,500 square foot multi-tenant building and 5,500 square foot restaurant and related infrastructure. The applicant / owner is Galaxy Pass, LLC.
- Public Hearing Notice – Application of Ed Renaud for Special Permits for two retreat lots at 21 Colonial Road.
- Decision – Granted with Conditions the Special Permit to Ed Renaud for the creation of two retreat lots at 21 Colonial Road.
- Public Hearing Notice – Proposed Amendments to the Town's Zoning Bylaws and / or Zoning Map as follows: New bylaws and / or amendments concerning the regulation and / or prohibition of marijuana establishments as defined in MGL Chapter 94G: Regulations of the Use and Distribution of Marijuana Not Medically Prescribed in all zoning districts of the Town and addition of reference to Registered Marijuana Dispensaries – Medical (RMD) in the Table of Use Regulations; Amend Section III.B.3 Table 2 Footnotes #3 to prohibit any structures within twenty-five (25) of the Town line; Amend Section III.A.4 Table 1 – Table of Use Regulations to note in the table and via a footnote that Large Ground Mounted Solar Installations are also allowed in the Solar Photovoltaic Overlay District (SPOD); Add 138 +/- acres at 15 Dewitt Road to the SPOD where large ground mounted solar systems over 250kw are allowed; Add 75 +/- acres at 226 Putnam Hill Road and 13 +/- acres at 44 Old Mill Road to the SPOD where large ground mounted solar systems over 250kw are allowed; Add 13 +/- acres at 16 Carr Street to the SPOD where large ground mounted solar systems over 250 kw are allowed; Amend Section VI.O. – Large Scale Solar Photovoltaic by amending provision 3.7.1 and other provisions of this Section concerning the regulation of Large Scale Solar Photovoltaic in all zoning districts in the Town.

Grafton

- Public Hearing Notice – Application of Sean Padgett, applicant, and Town of Grafton, owner, for a Special Permit for a change in use for "other eating and drinking establishment" at 1 Grafton Common.
- Decision – Approved with Conditions the application from Petrogas Group New England, Inc. for a Special Permit from relief from the requirements for signs in a Community Business zoning district on property located at 88 Worcester Street and owned by Leemilt's Petroleum, Inc.
- Public Hearing Notice – Application for Sargon Realty, LLC for a Special Permit requesting a decrease in the number of parking spaces for the property located at 198 Worcester Street.
- Decision – Approved with Conditions the Special Permit and Site Plan Approval for Matthew and Amy Firlings to convert a single-family dwelling into a two-family dwelling at 263 Providence Road.
- Decision – Approved with Conditions the Scenic Road Special Permit for Melinda Springer the removal of tree and alterations to a stone wall at the driveway of 18 Keith Hill Road.

Uxbridge ZBA

- Public Hearing Notice – Application of Giguere Realty for a Special Permit to install a fuel tank for company fleet of trucks at 20 Megan Court.
- Public Hearing Notice – Uxbridge Multi Family Realty, LLC is appealing the Building Inspector's denial of building permits filed for three 4-plex residential buildings off Hyde Park Circle (Buildings 8C, 8E, and 8F).

Upton ZBA

- Decision – Approved with conditions the application of Demi Antinarelli for a Variance from Dimensional Regulations to combine 4 preexisting nonconforming lots into one lot within the AR zone at 19 Shore Drive.
- Decision – Approved with conditions the application of Poyant Signs for a Special Permit for the installation of illuminated signage for UniBank located at 113 Main Street.
- Decision – Denied the application of Luz and Richard Marino for a Variance for side yard setback 9 of 28 feet for a proposed boathouse at 97 Crockett Road, Application was amended to reduce the side setback request to 6 feet for the proposed boathouse. It was denied because it is the opinion of the ZBA that the boathouse could be located to conform to the 10 foot side setback requirement for an accessory structure.
- Public Hearing Notice – Application of Snowflake, LLC c/o Kevin Lobisser for a Comprehensive Permit for a proposed project known as 149 Main Street to be located on a site consisting of +/- 4.87 acres at 149 Main Street (Route 140) which includes a proposal for 44 garden-style rental units, parking, landscaping and associated improvements.