

## NORTHBRIDGE PLANNING BOARD

## MEETING MINUTES

Tuesday, April 24, 2018

RECEIVED

18 MAY -9 PM 1:24

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: Joseph Strazzulla (W. Edward Balmer School Building Feasibility Committee)

**I. CITIZENS FORUM**

None

**II. FORM A –REVIEW/DECISION**

None

**III. WINSTON WOODS –CONT. PUBLIC HEARING**

Definitive Subdivision Review -Spring Street

R. Gary Bechtholdt II, Town Planner informed the Planning Board that no new information has been provided by the Applicant/Engineer, noting in communicating with Ronald Tubman of Guerriere & Halnon (Engineer) they are not prepared to present any information at tonight's meeting.

Mr. Bechtholdt noted the Planning Board extended the decision period through September 30, 2018, however this does not mean discussion and the review of the application should stop; there is a lot of items that need to be addressed; responding to initial comments and concerns should be presented as things move forward. Mr. Bechtholdt indicated that more than a month has past and the Planning Board has not received any new information. The Board expressed frustration with the lack of progress.

*Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (4-0) to continue the public hearing to Tuesday, May 08, 2018 (7:25PM -Town Hall) to provide opportunity for the Applicant/Engineer to response to comments received to date and to update the definitive plan set accordingly.*

**IV. CAMELOT & HEMLOCK ESTATES -REVIEW/DISCUSSION**

Construction Status Reports

This matter was tabled to the next scheduled Planning Board meeting (May 08, 2018).

43 OLD / NEW BUSINESS

44 Approval of Meeting Minutes

45 *The Planning Board upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) voted 4-0 to accept*  
46 *the meeting minutes of March 27, 2018.*

47 2018 Spring Annual Town Meeting -Tuesday, May 01, 2018 (7:00PM)

48 Point of information -no discussion.

49 2018 SATM -Planning Board Report & Recommendations

50 Planning Board reviewed report & recommendations prepared by the Town Planner for Art. 20, Art. 21, Art.  
51 22, & Art. 23. Chairman Massey offered to present at Town Meeting on behalf of the Planning Board.

52 Annual Town Election -Tuesday, May 15, 2018

53 Point of information -no discussion.

54 W. Edward Balmer School Feasibility Study -Presentation

55 Joseph Strazzulla (Balmer School Building Feasibility Committee) reviewed the Balmer School project: MSBA  
56 process, project costs, site layout, parking, access, circulation, etc.

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

58 Tabled -no discussion.

59 Subdivision Development -Status Reports

60 Mr. Bechtholdt informed the Planning Board that the Developer of Leonardo Estates was contacted and  
61 directed to clean the silt & debris from the roadway, catch basins and drainage ponds. Chairman Massey  
62 explained to the Board that the Developer of Hemlock Estates is to install individual mailboxes along Fir Hill  
63 Lane, a longstanding concern of the homeowners within the subdivision. Mr. Bechtholdt informed the  
64 Board that the Sewer Department responded to a sewer blockage within the Camelot subdivision.  
65 Chairman Massey explained to the Board that he observed large amounts of silt and debris within the  
66 roadway of Carpenter Estates; Mr. Bechtholdt will contact the Developer to address concerns.

67 Farnum Circle -Status

68 Mr. Bechtholdt informed the Planning Board that he met with the selected contractor (Wall Construction,  
69 Inc.) with construction scheduled to commence within the first few weeks of May 2018.

70 Planning -Weekly Report(s)

71 Planning Board acknowledged receipt of reports for March 26-30, 2018; April 02-06, 2018; April 09-13,  
72 2018; and April 16-20, 2018.

73 Planning Board Concerns

74 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 (April 24, 2108); Local Historic District Study Committee agenda (April 24, 2018); Draft Agenda for the May 08, 2018 Planning Board meeting; Draft minutes from the March 27, 2018 meeting; Warrant for the Spring Annual Town Meeting on May 1, 2018; SATM Planning Board Report & Recommendation for Article #20 the Hills at Whitinsville Open Space Parcels; SATM Planning Board Report & Recommendation for Article #21 Open Space Transfer from BOS to NCC; SATM Planning Board Report & Recommendation for Article #22 Recreational Marijuana Establishments; SATM Planning Board Report & Recommendation for Article #23 Recreational Marijuana Establishments Prohibited; Plan of the Hills at Whitinsville showing the open space parcels; Memo dated March 28, 2018 to the Planning Board from the Conservation Commission regarding the Presidential Farms Open Space; Email dated April 17, 2018 to Terreno Realty from Town Planner regarding Leonardo Estates silt, etc.; Email dated April 17, 2018 to J & F Marinella from Town Planner concerning Fir Hill Lane (Hemlock Estates) mailboxes; Email dated April 19, 2018 to J & F Marinella from Town Planner concerning sewer – Camelot and Hemlock Estates; Memo dated April 11, 2018 to Joyce Augustus, Kenneth Konicki and Tricia Lambert from Town Planner regarding Farnum Circle –Wall Construction, Inc. Overhead Removal and Underground Installation; Community Planning & Development Weekly Report dated April 16–20, 2018; Community Planning & Development Weekly Report dated April 09–13, 2018; Community Planning & Development Weekly Report dated April 02–06, 2018; Community Planning & Development Weekly Report dated March 26–30, 2018; Product description of a street notice board; Letter with pictures dated April 11, 2018 to Planning Board from William Davis concerning a situation relative to the Community Shard Solar Overlay District with frontage on Puddon Street; Article form Mass Live entitled “Mayor Reichelt: West Springfield zoning changes could make city “more exciting” for developers, beer-brewing companies;” Memo dated March 16, 2018 to Regional Environmental Stakeholders, CMMPO, CMMPO Advisory Committee, Central Mass Transportation Planning Committee, Neighboring MPOs, WRTA Advisory Board, Community Engineers and Planners, DPW / Highway Superintendents, All Interested Parties, and Conservation Commission from CMRPC Transportation Staff regarding the Annual Environmental Consultation Meeting including Stormwater Mitigation Strategies on April 12, 2018; Schedule of Planning Board Meeting dates for 2018.

Other

Mr. Bechtholdt informed the Planning Board that initial site surveying off Puddon Street (planned solar project) resulted in a 4-foot wide transect being cut on an abutting private property; Engineering firm (Andrews Survey & Engineering, Inc.) & Syncarpha is to work with property owner to correct and address damaged caused. Mr. Bechtholdt provided the Planning Board with an example of a kiosk bulletin board planned for the Walmart; Harry Berkowitz explained that he is still waiting to hear back from the store manager on next steps. Planning Board acknowledged receipt of letter dated March 28, 2018 from DEP - Department of Environmental Protection concerning Local Planning Board responsibilities regarding Chapter 91 General License Certifications. Mr. Bechtholdt informed the Planning Board that the Conservation Agent is exploring the willingness of MetaComet Land Trust to accept the conveyance of the open space parcels within Presidential Farms; Mr. Bechtholdt noted if MetaComet expresses interest he will look to coordinate a site visit with the Developer. Mr. Bechtholdt informed the Planning Board that the

Office of the Attorney General has issued its approval for Article 1, Special Town Meeting (February 06, 2018) concerning the Community Shared Solar Overlay District.

Adjournment

Having no additional business, the Planning Board adjourned its meeting of Tuesday, April 24, 2018 at or about 8:10 PM.

Respectfully submitted,

  
R. Gary Bechtholdt II  
Northbridge Town Planner

Approved by the Planning Board – 05.08.18

Cc: Town Clerk

April 24, 2018

Planning Board

FROM	DATE	SUBJECT
CMRPC	03/28/18	MA Public Waterfront Act (MGL C.91A, s18)
Planning Board	02/16/18	Presidential Farms Phases III & IV
Board of Health	03/28/18	Recreational Marijuana Establishments
Conservation Commission	03/28/18	Hills at Whitinsville Open Space
Planning Board	03/28/18	2018 SATM Open Space Transfer
Planning Board	03/28/18	2018 SATM Hill at Whitinsville Open Space Land Donation
Planning Board	03/28/18	2018 SATM Recreational Marijuana Establish (General)
Planning Board	03/28/18	2018 SATM Recreational Marijuana Establish (Zoning)
Planning Board	04/03/18	04/10/18 Planning Board Meeting Cancelled
Board of Selectmen	Rec'd 4/4/18	Warrant for Spring Annual Town Meeting May 1, 2018
MA DOT	04/05/18	Statewide National Grid Imagery
MA Municipal Association	April 2018	The Beacon Newsletter
Conservation Commission	03/28/18	Presidential Farms Open Space
Conservation Commission	04/17/18	68 Brian Circle Addition
William Davis	04/19/18	Puddon Street Damage to Private Property (Solar)
Town Planner	04/20/18	Winston Woods Definitive Subdivision Filing
MA Attorney General	04/23/18	Special Town Meeting 02/06/18 Article #1

Uxbridge Historic District Commission

- Public Hearing Notice – Proposal to expand the footprint of the current (downtown) historic district along Mendon and North Main Streets, including Capron Street and the Ironstone School (Located in South Uxbridge).

Upton

- Public Hearing Notice – Proposed amendment to the Zoning Bylaws Section 6.0 Special Regulations by adding new Section 6.8 – Registered Medical Marijuana Dispensaries and Section 3.0 Use Regulations, Section 3.1.3 Table of Principal Uses (Table A).
- Public Hearing Notice – Petition for Road Acceptance of Kiwanis Beach Road by Gordon E. Marquis and Pauline H. Marquis, Trustees of 52 Elm Street Realty Trust.
- Public Hearing Notice – Application of F & D Central Realty Corp, Inc. for East Street Estates, a 16 lot open space residential development Special Permit & Definitive Subdivision located on East Street.
- Public Hearing Notice – Petition of Crosswinds Properties, LLC for road acceptance of Dogwood Drive and Blueberry Lane (Crosswinds Subdivision).

Uxbridge ZBA

- Decision – Granted with Conditions the Special Permit for 20 Megan Court.

Grafton

- Decision – Approved with Conditions the Special Permit and Site Plan Approval to Sean Padgett (applicant) and Town of Grafton (owner) for a bar room at One Grafton Common.
- Public Hearing Notice – Application of Breakout, Inc. (Judith Danko) for a Special Permit for a security apartment on the second floor of a commercial building at 74 North Main Street.
- Public Hearing Notice – Proposed amendments to the Zoning Bylaws including Amendment to Section 2 “Definitions” to include the additions of and / or amendments for definitions of the Cannabis Control Commission, Independent Marijuana Testing Facility, Marijuana Establishment, Marijuana Cultivator, Marijuana Retailer, Marijuana Transporter, Marijuana Microbusiness, Research Facility, and Marijuana Standards Testing Laboratory; Amendments

to 9.4 Permitted Uses within the Campus Development Overlay District by adding new Section 9.4F to permit Marijuana Testing Laboratory, Marijuana Standards Laboratory, and Marijuana Research Facility; Amendments to Section 3.2.3.1, a portion of the Use Regulation Table, to add Marijuana Microbusiness, Marijuana Research Facility, Marijuana Standards Testing Laboratory, and Marijuana transporter as special permit uses within the Office Light Industrial and Industrial districts; Amend Section 4.2.5 Special Cased to add new Section 4.2.5.3 "Shared Parking" to allow for the approval of shared parking arrangements with the issuance of a special permit; and Amendments to Section 1.3.3.3.d (Site Plan Review), 5.1(Special Regulations), 5.3.4.b (Major Residential Development), 10.7.C.4 and 10.8.A (Fisherville Smart Growth District) and Section 13.8.A (North Grafton Transit Village Overlay District) to delete provisions indicating the number of copies of plans and submissions and replacing the language that copies of plans and submissions will be specified on a form approved by the Planning Board.

#### Douglas

- Public Hearing Notice – Amend Zoning Bylaws of Article 19 Temporary Moratorium Regulating Recreational Marijuana Section 8.4 to lift the existing temporary moratorium as it relates to marijuana cultivators and marijuana product manufacturers. The temporary moratorium shall remain in effect as it relates to marijuana testing facilities, marijuana retailers or any other type of licensed marijuana-related business.

#### Mendon

- Public Hearing Notice – Amend Zoning Bylaws by adding a new section 2.08, Marijuana Establishments.

#### ZBA

- Public Hearing Notice – Application of Denis LaTour for a Special Permit in order to allow the attachment of an existing accessory structure (garage) to the existing single-family dwelling at 1077 Hill Street. Attaching the two structures will cause a side yard setback violation.

#### Uxbridge

- Public Hearing Notice – Application of Uxbridge Woods Realty Trust / Mark Foss, Trustee and Harris Avenue Realty Trust / Mark Foss, Trustee (owners) and Campanelli Development, LLC (applicant) for a Preliminary Subdivision approval to construct a 2,800 dead end subdivision roadway that will service four lots to be utilized for warehouse and distribution development with no sidewalks at 612 & 626 Douglas Road (Route 16) and 600 High Street on approximately 178 acres.