

NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Wednesday, May 16, 2018

Recognizing the presence of a quorum Chairman Brian Massey called the Planning Board meeting to order at 11:15 AM (Aldrich School -Town Hall Annex) 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 Marinella (J&F Marinella Dev)

I. CITIZENS FORUM

None

II. FORM A –REVIEW/DECISION

None

III. HEMLOCK ESTATES -REVIEW/DECISION

Request for Foundation Only Permit (Lot 22)

Mr. Joseph Marinella (J&F Marinella Dev), Developer of the Hemlock Estates residential subdivision development asked the Planning Board if they would be willing to consider and allow for a “foundation only” permit for Lot 22, Fir Hill Lane as he is running out of room to stockpile material and would like to coordinate digging and pouring the foundation with the other remaining house lot(s) within the subdivision (i.e. Lot 26 & Lot 28).

Chairman Massey reminded Mr. Marinella and the other Board members that Lot 21 and Lot 22 are still restricted to the Covenant and will not be released until the looping of the waterline and improvements to Gendron Street a completed.

Mr. Massey asked Mr. Marinella about the status of the waterline, noting previously he had told the Planning Board that the waterline would be completed by April 15, 2018. Mr. Marinella explained to the Board that the waterline has been stubbed out to Adam Circle and Fir Hill Lane and only needs to make the connections in the road and install a meter pit.

Mr. Massey then asked Mr. Marinella on the status of Gendron Street improvements; Mr. Marinella did not have a specific date, noting he would like to coordinate paving with finishing certain driveways along Fir Hill Lane but did not know exactly when that would take place.

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BOBETH A. CEDRONE

43 Mr. Massey reminded Mr. Marinella that lot release of both Lot 21 & Lot 22 are restricted until the
44 waterline and Gendron Street are satisfactory completed. Mr. Marinella acknowledged and thanked Mr.
45 Massey for the reminder.

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47 Planning Board members expressed concerns with issuing another “foundation only” similar to Lot 21
48 where shortly thereafter he began house construction without a building permit.

49
50 Mr. Marinella acknowledged, noting he paid his fine. Board members questioned how the Building
51 Inspector levied fines, noting other towns would have had the building removed and turndown if
52 construction began without a valid permit.

53
54 Mr. Massey suggested if the Board was to consider a “foundation only” they should require that certain
55 subdivision improvements be completed in addition to the looping of water and improvements to Gendron
56 Street. Abdul Kafal and James Berkowitz agreed.

57
58 Mr. Massey indicated that he would like to see the water line looped before a “foundation only” permit is
59 issued.

60
61 The Planning Board asked Mr. Marinella about his construction schedule for the remainder of Hemlock
62 Estates (punchlist items); Mr. Marinella suggested curbing and sidewalk would likely be next after the
63 waterline is completed.

64
65 Harry Berkowitz asked if the lot (Lot 22) was sold or under agreement; Mr. Marinella confirmed yes. Mr.
66 Berkowitz expressed concerns with the Board being pressured to release the lot sooner that agreed to or
67 seeing a house under construction without a building permit like Lot 21.

68
69 Mr. Marinella explained to the Planning Board that issuing a “foundation only” will allow him to continue
70 and progress; Mr. Bechtholdt reminded Mr. Marinella that progress should also be shared and experienced
71 by the neighbors not just the developer.

72
73 Mr. Massey asked Mr. Marinella when he thought the waterline would be completed; Mr. Marinella
74 indicated within 30-days.

75
76 James Berkowitz agreed that the issuance of a “foundation only” should be tied to something like curbing
77 and sidewalks. Abdul Kafal and Harry Berkowitz agreed.

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79 Mr. Bechtholdt suggested if the Planning Board was to allow for a foundation permit at this time they
80 should consider including provisions where failure to complete the water service will result in restricting
81 the issuance of a building permit for Lot 22. Planning Board members agreed.

82

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal) the Planning Board voted (4-0) to authorize and allow for the issuance of a foundation only permit for Lot 22 (Fir Hill Lane) within the Hemlock Estates subdivision.

In taking such action, the Planning Board noted Lot 21 & Lot 22 shall remain restricted to the Covenant and not subject to lot release until such time the Developer completes the looping of the water service (Adam Circle) and improvements to Gendron Street are satisfied.

Additionally, the issuance of Building Permit for LOT 22 shall be further restricted, whereupon if the Developer fails to complete the looping of the water service by Friday, June 15, 2018 the following improvements shall also be required to be completed before the issuance of building permit: (1) Installation of vertical-granite curbing shall be extended from approximately Station 2+75 to approximately Station 13+00 along the northerly side of Fir Hill Lane and (2) Installation of sidewalk shall be extended from approximately Station 3+00 to approximately Station 12+75 along the northerly side of Fir Hill Lane as shown on the approved definitive plan dated January 04, 2008 & revised through June 10, 2008.

The issuance of building permit for Lot 22 shall not be considered or issued without explicit and written consent of the Planning Board.

OLD / NEW BUSINESS

Planning Weekly Report (May 07-11, 2018)

No discussion

Planning Board Meeting May 21, 2018 -Vote to Cancel

Due to lack of quorum and limited agenda items the Planning Board voted to cancel its meeting; next meeting of the Planning Board is scheduled for Tuesday, June 12, 2018.

Planning Board Concerns

No discussion

Mail Review

Tabled

Other

Prior to the opening of the meeting Abdul Kafal noted he was re-elected to serve on the Planning Board and was sworn-in by the Town Clerk. Mr. Bechtholdt explained that the other open-elected seat failed to garner enough votes; two (2) vacancies remain on the Planning Board: Member (elected) and Associate Member (appointed).

125 Adjournment

126 Having no additional business, the Planning Board adjourned its meeting of Wednesday, May 16, 2018 at or
127 about 10:40 AM.

128
129 Respectfully submitted,

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131

132 R. Gary Bechtholdt II
133 Northbridge Town Planner

134
135 Cc: Town Clerk

Approved by the Planning Board – 06-12-2018

List of Documents Utilized by the Planning Board
Meeting Date: May 16, 2018

I. Citizens Forum

A. None

II. Form A

A. None

III. Hemlock Estates Review / Decision – Foundation Only Permit Request

A. None

IV. Old / New Business

A. Planning Weekly Report(s)

1. Planning Board Weekly Report dated May 07 – 11, 2018

B. Planning Board Meeting May 22, 2018 – Vote to Cancel

1. None

C. Planning Board Concerns

1. None

D. Mail – Review

1. See mail list and minutes

E. Other

1. Draft Agenda for the June 12, 2018 Planning Board Agenda

2. Schedule of Planning Board Meeting dates for 2018

Planning Board

[illegible]

Uxbridge

- Public Hearing Notice – Application of owners Uxbridge Woods Realty Trust / Mark Foss, Trustee and Harris Avenue Realty Trust / Mark Foss, Trustee and applicant Campanelli Development, LLC for a Fill / Importation Permit to import earth materials for construction of base gravel for driveways and parking lots and structural fill for the buildings at 612 & 626 Douglas Road (Route 16) and 600 High Street.
- Public Hearing Notice – Application of owners Uxbridge Woods Realty Trust / Mark Foss, Trustee and Harris Avenue Realty Trust / Mark Foss, Trustee and applicant Campanelli Development, LLC for a Special Permit to a major non-residential project creating a gross floor area greater than 20,000 square feet and providing more than 50 parking spaces at lots 1 and 4 of 612 & 626 Douglas Road (Route 16) and 600 High Street.
- Public Hearing Notice – Application of owners Uxbridge Woods Realty Trust/ Mark Foss, Trustee and Harris Avenue Realty Trust / Mark Foss, Trustee and applicant Campanelli Development, LLC for a Definitive Subdivision Approval to construct a five (5) lot industrial subdivision with two road (Roads A & B with proposed street names of Campanelli Drive and Campanelli Drive Extension) four (4) lots with have frontage on the subdivision roads and one (1) lot will have frontage on High Street. The property will be utilized for warehouse and distribution development with no sidewalks located at 612 & 626 Douglas Road (Route 16) and 600 High Street.