



NORTHBRIDGE PLANNING BOARD MINUTES

Wednesday, February 17, 2010



Chairman James Vitello called the meeting to order at 7:00 PM. Barbara Gaudette, Janet Dolber and Edward Palmer were in attendance. R. Gary Bechtholdt II, Town Planner was also present.

Meeting attendees include: Joseph Marinella; Frank Marinella; George Murray; Mark Anderson; Garrett Smith; Eric Dias; John Galvani; John Crowley; Reid Blute; and Cindy Key; Roy Uthoff; Linda DeHaan; Mark Key; Rebecca Siegle; & Marylyn McIlvaine (Clubhouse Lane).

I. CITIZENS FORUM

None

II. FORM A'S

None

III. THE CAMELOT DEFINITIVE SUBDIVISION -CONT. PUBLIC HEARING

Residential Subdivision -Hill Street/Hillcrest Road

Mark Anderson of Heritage Design Group and Joe & Frank Marinella (J&F Marinella Construction) met with the Planning Board to review remaining outstanding issues and draft conditions of approval. Mr. Anderson noted that a follow-up Technical Review meeting was held the morning of February 16, 2010 where various municipal departments including DPW-Highway, DPW-Sewer and the DPW Director attended. The Whitinsville Water Company and the Planning Board's consulting engineer Bill Richard (Cullinan Engineering) were also in attendance at this meeting. Mr. Anderson informed the Planning Board that all matters raised by the various departments; including the Water Company, DPW and Cullinan Engineering were discussed and will be addressed prior to the endorsement of the Definitive plans.

The Planning Board reviewed draft conditions (consisting of 18 pages) prepared by the Planning office with Mr. Anderson and the applicant.

Mr. Anderson explained that he and his clients have had the opportunity to review the draft and have only one concern. Mr. Anderson requested that the condition(s) regarding the timing of design/approval of the bridge (Roadway B) be changed from prior to endorsement to prior to construction, as the Conservation Commission will also need to review and approve. The draft condition had read as follows: *The proposed pre-fabricated beam bridge on Roadway B (wetland crossing) must be approved by the Northbridge Department of Public Works prior to endorsement. A complete set of the pre-fabricated beam bridge design calculations, including but not limited to concrete footings and abutment walls, details and plans shall be submitted to the Department of Public Works for review by a third party structural engineer. Such consultation shall be performed at the expense of the applicant for the benefit of the town.* The Board agreed to such request; requiring approval(s) prior to construction as requested by the Applicant/engineer.

The Planning Board continued reviewing all the draft conditions with the applicant/engineer including the following:

- *As part of the Hills at Whitinsville subdivision development approval (June 2000) a 40-foot right-of-way & utility easement was reserved between Lot(s) 33 & 32 (the Hills) designated to provide access to Open Space Lot 7 w/in the Hills at Whitinsville subdivision and the abutting property; AP 16 Parcel 28 the Camelot subject property.*
- *An ANR plan shall be presented to the Planning Board for the purpose of conveying certain parcels of land from Open Space Lot #5 & Open Space Lot #7 within the Hills at Whitinsville Planned Unit Development so that layout of Roadway A, between Station 26+00 and Station 29+00 is located within the 40-foot right-of-way & utility easement and subject property Assessors Map 28 Parcel 16.*
- *Recordable easements shall be established for walking trails if outside designated open space areas and/or right-of-ways (access to the Hills and Rumonoski Drive). Prior to street acceptance said easements shall be recorded and conveyed to the benefit of the Town of Northbridge.*
- *Six (6) off-street parking spaces shall be provided within the subdivision development; to be located along Roadway A –Rachael Drive (Lot #10). Said parking spaces shall be bituminous pavement and provide for positive drainage away for roadway.*
- *The grass-strip along Roadway A; Rachael Drive shall be increase in width from 4-feet to 5-feet to accommodate street trees. Said trees shall be planted in contiguous tree pits, parallel to the roadway, between the sidewalk and the curb. The entire linear tree pit shall contain good, non-compacted soil enhanced with compost. The areas around the trees shall be mulched with dry crushed leaves or natural bark mulch. The mulch should not touch the area of the base of the tree.*
- *Unpaved access roadways shall be provided at each detention basin for maintenance equipment. Guardrails and/or personnel fences shall be installed to separate the detention basins and roadways/sidewalks Reference is made to DPW memo dated January 04, 2010.*
- *As part of this subdivision approval the applicant/developer agrees to the following: (a.) planting of a boxwood hedge across the entire frontage of 549 Hill Street, hedge shall also extend approximately 5-feet into the driveway; (b.) privacy fencing and/or hedge shall be provided along the Roadway A entrance for the benefit of 516 Hill Street and 538 Hill Street, hedge shall be arborvitae and the fence wood or vinyl; (c.) two (2) twenty-foot sewer and utility easements shall be provided from the Camelot subdivision to 38 Kingsnorth Road and 30 Kingsnorth Road, sewer stub lines shall be brought into the easements, said easements shall be shown on record plan with Deed(s) prepared and recorded by the applicant; and (d.) the two (2) residential driveways on Hillcrest Drive (295 Hillcrest & 296 Hillcrest) shall have new driveways installed to the new road (Roadway A Rachael Drive), the existing drives shall be removed, landscaped with curbing installed along Hillcrest, and installation of privacy hedge or fencing. Reference is made to Heritage Design Group letter dated February 16, 2010 and letter(s) received from Mr. Barry Gallant and Albert Lamoreaux as noted herein.*
- *As described in Director of Public Works memo dated February 12, 2010 installation of meter pit shall be installed at Goldthwaite Road and Hill Street. The meter pit shall be installed per the requirements of the Whitinsville Water Company. Reference is made to DPW memo dated January 04, 2010.*

- *As part of the subdivision development the applicant/developer agrees to provide the town with a monetary contribution of \$20,000.00 towards improvements to town recreational facilities. The town, at the discretion of the Director of Public Works shall utilize such funds for improvements such as, but not limited to; expansion/improvements to existing ballfields, parking area and compliance with ADA standards. Such contribution shall be provided as follows: \$5,000 prior to Phase I lot release; \$5,000 prior to Phase II lot release; \$5,000 prior to Phase III; and \$5,000 prior to Phase IV.*
- *As detailed in Director of Public Works memo dated January 04, 2010 the following shall be satisfied prior to endorsement: (a.) third-party engineering analysis of the downstream collection system (sanitary sewer) shall be completed to determine that there is sufficient excess capacity to accept the proposed peak flow from this project; (b.) plan revised to show sanitary sewer system extended to Hill Street; (c.) detailed of pump identification sign shall be provided.*
- *The proposed sewer pump station to be sited on Lot #10 must be approved by the Northbridge Department of Public Works. As detailed in Planning Board action taken January 12, 2010 Cullinan Engineering shall perform review on its behalf. In accordance with the Town of Northbridge and Massachusetts General Laws, such consultation shall be performed at the expense of the applicant, for the benefit of the town. Referenced is made to DPW memo dated January 04, 2010.*
- *Prior to endorsement the plan shall be revised to address sight line concerns noted in Cullinan Engineering report: (a.) Lot #59 shall include a fifteen (15) to twenty (20) foot sight easement along its frontage. Grading of said lot shall be prepared in a manner to advance the sight lines along Roadway A Rachael Drive and (b) profile of Roadway A (between ST 20+00 & ST22+00) shall be revised to address sight line concerns within the travel way as described in Cullinan Engineering report.*
- *Prior to endorsement reference shall be made to Worcester Registry Deed recording of the ANR plan noted herein.*
- *Prior to endorsement, definitive subdivision plan shall be revised to address to the satisfaction of the Planning Board comments received from the Department of Public Works (Highway and Sewer Divisions); Cullinan Engineering; Whitinsville Water Company; Inspector of Buildings; Director of Public Works; Board of Health; Conservation Commission; and as provided in correspondence received by Heritage Design Group.*
- *Prior to endorsement the definitive plan shall be revised to show profile detail of Roadway A (Rachael Drive) having grass-strip width of 5-feet to accommodate street trees. Notation shall be added to the plan describing planting methods (see Condition A12 described herein).*
- *The applicant shall be responsible for the installation and construction of the path/trails and parking area associated with the open space.*
- *The Camelot project shall be constructed in four (4) phases (I – IV). Reference is made to definitive plan Sheet 13 of 42 [Phasing Plan].*
 - **Phase I**

Road Construction:	Roadway A (Rachael Drive) Station 0 + 00 to 14 + 75
	Roadway B (Genevieve Court) Station 0 + 00 to 4 + 25
Lot Developed:	17 lots / Lot(s) 1 – 10, 24 & 60 -65
 - **Phase II**

Road Construction:	Roadway A (Rachael Drive) Station 14 + 75 to 31 + 50
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| | Roadway C (Daniel Street) Station 0 + 00 to 3 + 50 |
| | Roadway D (Grace Lane) Station 0 + 00 to 8 + 90 |
| Lot developed: | 20 lots / Lot(s) 25, 26 & 42 - 59 |
| ○ Phase III | |
| Road Construction: | Roadway C (Daniel Street) Station 3 + 50 to 13 + 43 |
| Lot developed: | 15 lots / Lot(s) 27 – 41 |
| ○ Phase IV | |
| Road Construction: | Roadway B (Genevieve Court) Station 4 + 25 to 14 + 00 |
| Lot developed: | 13 lots / Lot(s) 11 - 23 |
- *Prior to release of lot(s) maintenance contribution for pump station shall be provided. Such contribution shall be based on full build-out of the project and as provided for in the Northbridge Subdivision Rules and Regulations. Reference is made to DPW memo dated January 04, 2010.*
 - *Prior to release of lot(s) sewer pump station shall be completed prior to acceptance of flow from the project; temporary pump station shall not be acceptable. Reference is made to DPW memo dated January 04, 2010.*
 - *Prior to lot release within Phase IV As-built certification of the bridge must be performed by a third party structural engineer. Additionally, a maintenance endowment of \$30,000 shall be provided to the Department of Public Works. Upon street acceptance said funds shall be utilized by the Town of Northbridge for the purpose of performing maintenance and repair to the bridge. Prior to street acceptance such maintenance and repair shall be the responsibility of the applicant/developer. The applicant shall perform bi-annual safety inspections of the bridge and provide the town with documentation detailing condition. Reference is made to Cullinan Engineering report dated February 08, 2010. (Other option could be to have Roadway B remain “private” and have a Homeowners Association for the 13 house lots).*
 - *Prior to construction the applicant shall provide written notice to 295 & 269 Hillcrest Road detailing construction schedule as it relates to Roadway A and activity within the vicinity of Lots 32 & 33. Copy of notice shall be forwarded to the Planning Board.*
 - *The following construction sequence shall be strictly followed in the vicinity of the Hillcrest Road intersection:*
 - a. *Driveways serving 295 & 269 Hillcrest Road shall be preserved and protected until binder course paving is installed on Road A to Hillcrest Road.*
 - b. *Perform saw cutting of existing driveways and construct new driveway connections to Road A in accordance with “Driveway Modification Plan”, dated May 15, 2006 prepared by Heritage Design Group. Protect new driveway paving until such time that it is fully cured and ready to accept vehicular loads.*
 - c. *Remove sections of original driveways per the “Driveway Modification Plan”.*
 - d. *Establish rough finished grade in accordance with the subdivision plans and “Driveway Modification Plan” noted herein. Ensure that positive drainage is achieved away from the residential dwellings and driveways.*
 - e. *Install landscape plantings/privacy fencing and loam & seed disturbed areas.*

- *Prior to Phase I lot release landscape plantings and screening shall be installed along the Hill Street access and Hill Street as described herein and detailed on the subdivision plan.*
- *Prior to Phase II lot release 295 Hillcrest Road and 269 Hillcrest driveways and other site improvements shall be completed as noted herein.*
- *Prior to Phase IV lot release the two (2) sewer lines (stubs) shall be installed for the benefit of Kingsnorth Road properties as described herein. Referenced is made to letter(s) from Mr. Barry Gallant and Albert Lamoreaux as noted herein.*
- *Prior to street acceptance easements for walking trails and pathways outside the right-of-ways and open space lots shall be recorded and conveyed to the benefit of the Town of Northbridge.*
- *Based on its finding that the requested waivers would be in the public interest and consistent with the intent and purpose of the Northbridge Subdivision Rules & Regulations, the Planning Board voted to GRANT the applicant's request for the following waivers:*

ARTICLE -SECTIONPLANNING BOARD ALLOWED

§222-9 C (15) a

Waive requirement to show highest know water mark

§222-9 C (16) c

Waive requirement to show transformer pad. Applicant to provide verification as required herein (pre-construction)

§222-9 C (16) 3

Waive the requirement to show the fire alarm system. Fire Chief indicated no longer a need to expand system

§222-9 D (3)

Waive requirement to show tree plan

§222-9 D (9) b

Test borings at cut locations and as directed by consulting engineer as noted herein

§222-9 D 11

Prior to endorsement street names shall be approved by Fire & Police and included on plan

§222 –Table I Street Design Standards

Leveling area grade of 6% at the Hillcrest Road access between Lots 32 & 33 (for 122 feet)

Table II, Standards for cul-de-sac

Allow reduction of landscaped island increase travel lane alter shape as shown on approved plan

§222-10 D (1) -Table II

Waive requirement of dead-ends not to exceed 500 feet unless water system is looped

§222-10 D (1) -Table I

Allow sloped granite curbing at center of cul-de-sac island

The Planning Board then reviewed with Mr. Anderson and the applicant the proposed open space areas designated on the definitive plan; the town's open space subdivision provisions; and the concerns raised by abutters and general residents regarding lack of ballfields and the condition of existing facilities.

Mr. Anderson noted that the subdivision plans provides for an excess of open space than that of the town's subdivision regulations. Mr. Bechtholdt agreed this, however noted that the majority of the open space proposed is wetlands. Mr. Bechtholdt noted that the Planning Board understands that not all propose subdivisions have the appropriate topography of locale to create formalized ballfields or parcels of land for active recreation, which may be okay in many circumstances as the open space provides more than just opportunities for active recreation. Some open space may dedicate for more passive

recreation such as hiking, birding; etc.; others areas may provide needed protection to resource areas of preserve/maintain wildlife corridors and greenways. After additional discussion concerning the proposed open space, the applicant agreed to provide the town with a monetary contribution of \$20,000.00 towards improvements to existing town recreational facilities.

Upon seeking additional comments from the public the Planning Board CLOSED the public hearing (vote being 4-0).

The Northbridge Planning Board upon motion duly made and seconded voted (4-0) to APPROVE WITH CONDITIONS, as discussed for the Camelot definitive subdivision plan, consisting of sixty five (65) single-family house lots on approximately ±90.99 acres located off Hill Street and Hillcrest Road.

V. SHINING ROCK GOLF COMMUNITY –DISCUSSION/REVIEW

Subdivision Street Trees (Clubhouse Lane)

Planning Board met with Norwood Cooperative Bank and its engineering team Tunison Smith to review subdivision street trees along Clubhouse Lane within the Shining Rock Golf subdivision. The purpose of such review is to consider the request to modify the approved Landscaping Plan by changing (a.) the species type; (b.) location; and (c.) quantity of street trees along Clubhouse Lane.

Garrett Tunison of Tunison Smith provided the Planning Board with an overview of the status of the street trees and the process undertaken to address remaining issues along Clubhouse Lane (provided Board with letter dated February 17, 2010 -Tunison Smith).

Mr. Tunison reviewed with the Board letter: initial process; site conditions; position on landscape, soils and hydrology; light availability and weather conditions; planting specifications and existing site constraints; and tree specifications and requirements, as well as a proposed revised Street Tree Landscaping plan for Clubhouse Lane.

Mr. Tunison continued explaining that they are now proposing to plant Hedge Maples; noting the Town of Grafton use this type of species as an alternative tree, which according to Bigelow Nursery is a good species to use. Seventeen Hedge Maples are proposed along Clubhouse Lane.

Ms. Gaudette explained that she is a professional landscape designer and agreed when picking the type of trees is important to make sure one selects the right tree for the site. Also it is equally important to make sure the planning bed is prepared properly so the tree can grow. Ms. Gaudette noted that she was surprised with the selection of a Hedge Maple; such a tree is more appropriate for screening, adding this type of tree will require a lot of continued maintenance. Ms. Gaudette suggested looking into Lace Bark Elm; Little Leaf Linden; or the “new” Bradford Pear. These trees tend to be taller and spread a canopy; may be more appealing especially where things may be tight.

After reviewing the (revised) proposed Landscape Plan and taking input from the residents along Clubhouse Lane; with some in support of the proposed and others opposed Mr. Palmer suggested that the proposed locations of the street tree be staked out in the field so everyone could have get a better idea where the trees are proposed rather than just on a plan.

Mark Key, 101 Clubhouse Lane asked for clarification regarding the plans scale and noted concerns of losing the boulevard effect that would have been created with the original landscape plan.

Cindy Key, 101 Clubhouse Lane questioned why the trees could not be planted within the grass-strip similar to those planted along Sandtrap Court, which were planted after the sidewalk was installed. Ms. Key did note that some areas along Clubhouse Lane may in fact be too narrow; however felt original plan should be followed.

At the request of the Planning Board, Tunison Smith will place wooden-stakes or similar markings along Clubhouse Lane to provide a visual on where the proposed trees may be planted. Once staking is installed Tunison Smith will look to coordinate a site walk of the Planning Board.

As agreed by all parties this matter will be tabled until after a site visit to look at proposed tree locations is conducted. After which the Planning Board will make a determination on the request to modify the Landscaping Plan.

OLD / NEW BUSINESS

Minutes –Approval

Upon motion duly made and seconded the Board voted (4-0) to APPROVE the meeting minutes of February 09, 2010.

Meadow Wood 8 –Update

Mr. Bechtholdt indicated no additional information concerning the status of Erica Drive and Heather Hill since last discussed and hopes to provide the Board with an update at the Board's next meeting.

2010 Spring Annual Town Meeting –May 04, 2010

Planning Board noted the date of the Spring Annual with no additional discussion.

2010 SATM Warrant –Closes March 19, 2010

Planning Board noted the date of the Spring Annual with no additional discussion.

Overlay map(s) Update/Amendment –Discussion

Mr. Bechtholdt provided the Planning Board with a listing of the various zoning and Overlay districts in town along with excerpts from various applicable provisions, noting that the Planning Board will need to amend its bylaw provisions in addition to adopted a new Overlay Map (digitized/similar to the new Zoning Map), as the current provisions reference individual maps specific to the overlay.

Mr. Bechtholdt explained that he had originally planned on the Board sponsoring zoning article(s) for this upcoming Spring Town Meeting to address this however the State's Flood Map Modernization initiative for Worcester County's FIRM has been delayed and pushed back until 2011. Rather than submitting an article this Spring and then another the following Spring suggested that the Board focus of the public hearing process and look to sponsor sometime next year, when all the overlay districts are finalized.

43-D Expedited Permitting –Status

Mr. Bechtholdt provided the Planning Board with a copy of an email communication from CMRPC regarding the expedited permitting task(s) the regional planning commission is assisting Northbridge on.

Stretch Cod Seminar Q&A –Thursday, February 25, 2010 (6:30PM –Town Hall)

Planning Board noted the date/time with no additional discussion.

Mail –Review

See mail listing attached hereto. Planning Board packets included the following: WWC letter 02.16.10 (Camelot); DPW Director Memo 02.12.10 (Camelot); Cullinan Engineering report 02.08.10 (Camelot); approved Landscape Plan Shining Rock Golf; Street Tree information prepared by Barbara Gaudette; Green Communities Planning Assistance Program information; HDG letter 02.12.10 (Hills @ Whitinsville accounts); and Town Manager correspondence 02.03.10 (Stormwater Advisory Committee).

Adjournment

Mr. Vitello thanked everyone for his time on the Planning Board. Likewise the Board thanked Mr. Vitello for his time and noted that he will be greatly missed and wished him and his new family well.

Have no additional business the Planning Board adjourned its meeting of Wednesday, February 17, 2010 at or about 9:05 PM.

Respectfully submitted,

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk