



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, March 27, 2012



Janet Dolber, Chair called the meeting to order at 7:00 PM. Barbara Gaudette, Edward Palmer and Richard Griggs were in attendance. R. Gary Bechtholdt II, Town Planner was also present. Cindy Key, Associate member was absent. Note: One (1) Planning Board vacancy.

The following members of the public were in attendance: Michael Minichiello; Milton Patnode; Robert Parkhurst; Bernard Cournoyer; Joseph Susienka; Lee Gaudette; James Gahan; Steve McHale; Mark Anderson (Heritage Design Group) and Brett Simas.

I. CITIZENS FORUM

None

II. ANR PLAN REVIEW

None

III. ONE PLUMMERS CORNER -CONT. PUBLIC MEETING

§173-49.1 [Site Plan Review]

Prior to discussion/review Barbara Gaudette announced that she will abstain from voting and left the meeting room for this review.

Mark Anderson of Heritage Design Group (and Lee Gaudette, owner/applicant) reviewed with the Planning Board revised plan, showing two alternatives as requested by the Board. Layout alternative #1 shows access from Church Street just north of the proposed "future" expansion; site layout alternative #2 illustrates access from Plummer Park as originally proposed. Mr. Anderson explained, based upon their observations with existing traffic movements within Plummers Corner alternative #2 was the preferred option; noting although alternative #1 provides for more queuing than alternate #2, turning movements within and around the site would be problematic; citing concerns with the Hess gas station across Church Street. Mr. Anderson felt the alternative the Planning Board requested will create greater conflicts with abutting intersection and existing curb-cuts.

Mr. Griggs questioned how alternative #1 would create more congestion as this layout would allow for more queuing of vehicles within the site.

Ms. Dolber noted the purpose of site plan review is to protect the health, safety, convenience and general welfare of the inhabitants of the town by providing for reviews that may have significant impacts on traffic, municipal and public services (Section 173-49.1 A –Site plan review/Zoning Bylaw). Ms. Dolber asked if the proposed future addition (max.) as shown on alternative #2 would satisfy setbacks. Mr. Anderson noted that the building addition would meet the setback requirements. Mr. Bechtholdt suggested any future additions would also need to meet parking requirements.

Ms. Dolber asked if the applicant/engineer has met with the Safety Committee to review as requested. Mr. Anderson noted that they decided to wait until the Planning Board had an opportunity to review both alternatives.

Mr. Palmer indicated that he preferred alternative #1, explained that he does not see conflicts suggested by Mr. Anderson, noting he feels alternative #1 will work better. Mr. Anderson suggested getting traffic off Church Street will make it better. Mr. Palmer disagreed and feels alternative #1 is the better option and does not see the benefits in alternative #2.

Mr. Gaudette explained to the Board, that the original proposal (alternative #2) creates better traffic flows within and around the site; the accommodations he is proposing is to improve traffic flows around Plummers Corner; stating Plummer Park is a public road and is zoned Business. Mr. Anderson added; the Little Coffee Bean (existing drive-thru) closes at 2PM and creates minor traffic.

Ms. Dolber expressed concerns safety wise for Plummer Park and agreed with neighbors who previously suggested traffic may increase at both ends of Plummer Park to access site from both points. Ms. Dolber indicated that she would like the Safety Committee to review and offer its recommendation; alternative #1 may make the most sense so vehicles cannot cut-through Plummer Park.

Mr. Griggs agreed with concerns and agreed with the notion that cars will utilize Plummer Park; however if the Safety Committee disagrees on the safety concerns then so be it he will go along with their recommendation.

Mr. Anderson explained that they cannot change how people drive. Mr. Griggs understood this, and stated that he does not want to make it worse. Ms. Dolber indicated that she too was willing to go along with the Safety Committee's recommendation; if they support the original layout (alternative #2) utilizing Plummer Park she would also support.

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (3-0-1 [Gaudette abstained]) to continue the site plan review to Tuesday, May 08, 2012 at 7:05PM to allow addition time for the Northbridge Safety Committee to review site layout alternatives 1 & 2; as shown on revised site plan entitled "Site Improvements Plan" prepared by Heritage Design Group dated February 10, 2012 & revised March 26, 2012.

IV. CAMELOT SUBDIVISION –REVIEW/DECISION

§222-37 -Request for Lot(s) Release

Frank and Joe Marinella (JF Marinella Development, Inc) reviewed with the Planning Board letter dated March 27, 2012; items completed (outstanding issues within Phase I –Camelot) since the last Planning Board site visit.

Mr. Bechtholdt noted that JH Engineering Group has been contacted to prepare an update however has not done so at this time, as he (Jeff Howland) needs to confirm in the field with the developer and its engineer. Additionally, Mr. Bechtholdt noted that JF Marinella has asked to separate out the cost estimate for the sanitary sewer from the other subdivision improvements as this (sewer installation) will need to be

completed prior to any occupancy; the original amount of \$670,000 for Phase 1 includes approximately \$100k for sanitary sewer work. Mr. Marinella briefly reviewed with the Board list of items completed.

Mr. Palmer noted that he would like to see the fence installed sooner than later. Mr. Marinella explained to the Board that they are currently installing the stonewall at the entrance, once that is completed the fencing and required landscaping will follow.

Mr. Marinella reminded the Planning Board of the delays with the Sewer Department to finalize the design/type of the sewer pump station and requested that the Board release lots within the first phase to allow them to start home construction for lots they have buyers for. Mr. Palmer asked which lots specifically they are looking for release. Mr. Marinella, in reviewing the Phase 1 lot layout with the Planning Board stated Lot(s) 7, 8 & 9, 62 and 65.

Mr. Bechtholdt reminded the Planning Board that a performance bond has not been provided by the developer; noting the Board cannot release any lots until a bond is satisfied. Mr. Bechtholdt added JH Engineering will provide an update to his reporting of the punchlist items and will separate out the sanitary sewer. Mr. Bechtholdt asked the Marinellas approximately how long (how many months) for a house to be constructed. Mr. Marinella suggested about 4-months. Mr. Bechtholdt asked about the status of the sewer line installation, noting that in addition to the sewer pump station this too needs to be completed.

Upon motion duly (Palmer) made and seconded (Gaudette) the Planning Board voted (4-0) to grant five (5) building permits for the following house lots within Phase 1 of the Camelot subdivision; Lots 7, 8, 9, 62 & 65.

OLD/NEW BUSINESS

Approval of Meeting Minutes- March 13, 2012

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (4-0) to accept the meeting minutes of March 13, 2012.

2012 Spring Annual Town Meeting (SATM) –Tuesday, May 01, 2012

Point of information –no discussion.

(ZBA) Special Permit application(s) –DPW facility

Mr. Bechtholdt advised the Planning Board; in addition to filing with the Board for site plan review application has also been filed with the Zoning Board for activity within the Floodplain and for the proposed alteration to a pre-existing nonconforming lot (copy of ZBA filing included in packet).

(ConCom) Notice of Intent filing –DPW facility

Mr. Bechtholdt advised the Planning Board; in addition to filing with the Planning Board and Zoning Board of Appeals the proposal also requires review by the Conservation Commission (copy of NOI filing included in packet)..

DPW Facility Site Plan Review –Peer Review

Mr. Bechtholdt suggested rather than duplicating reviews (w/Conservation Commission) the Board and Conservation should utilize the services of the same consultant to provide its peer review. Mr. Bechtholdt

recommended the Board may want to consider the services of JH Engineering Group for such review and will contact the Conservation Commission regarding the same.

April 10, 2012 meeting –Vote to cancel

Upon motion duly made (Gaudette) and seconded (Griggs) the Planning Board voted (4-0) to cancel the meeting of April 10, 2012.

Carpenter Estates –LID Discussion

At the request of the Mark Anderson (Heritage Design Group) on behalf of the applicant this discussion was tabled to a future meeting.

Planning Board –Vacancy

Brett Simas, resident who currently serves on the Zoning Board attended the meeting of the Planning Board, expressing a willingness and desire to fill the Planning Board vacancy. Mr. Simas provided a brief overview of his background and reasons why he decided to seek this position. Board members thanked Mr. Simas for expressing an interest and welcomed him. Due to the pending town elections (May 15, 2012) the Board was unsure if it made sense to wait until after the elections, during which time Mr. Simas could be voted in as a write or to have the Board of Selectmen and Planning Board do a joint-appointment. Mr. Simas and Mr. Bechtholdt will check with the Town Clerk to see which option made the most sense at this time.

Mail –Review

In addition to the mail listed (see attached) and as described herein the Planning Board noted receipt of the following communications: copy of Zoning bylaw provision 173-49.1 [Site plan review by Planning Board]; copy of petition article received for the Spring Annual Town Meeting regarding purchasing a parcel of land at the intersection of Main Street and Arcade Street; email communication from Dan LaFrance (Fuss & O'Neill, Inc) received March 09, 2012 regarding Northbridge Auto –environmental assessment; email communication from Megan DiPrete (CMRPC) received March 02, 2012 regarding Brownfield project – Northbridge Auto; email communication from Matt Mittelstadt (EA Fish) received March 23, 2012 regarding Linwood Mill and Northbridge Housing Authority involvement; communication from the Office of the Town Clerk dated March 15, 2012 regarding Attorney General approval(s) of general and zoning bylaw amendments from the 2011 Fall Annual Town Meeting; copy of licensing routing slip for Divine Thai Restaurant (Church Street); packet from USGS dated March 14, 2012; Traffic Monitoring Study prepared by Ron Muller & Associates for the Walmart facility dated March 16, 2012; abutter notification form PARE Corporation concerning the Conservation Commission NOI filing of the DPW facility; ZBA agenda and copies of applications for its April 12, 2012 meeting; communication from Kopelman & Paige (Town Counsel) dated March 12, 2012 regarding Telecommunications Act Amendments; communication from Kopelman & Paige (Town Counsel) dated March 20, 2012 regarding Regulating Solar Access under the zoning act; copy of notice of decision Variance (01-v-2012) issued by the Zoning Board of Appeals; email communication from R. Gary Bechtholdt sent March 27, 2012 to Planning Board regarding Camelot; and copy of Whitin Wellfield Water Treatment Facility Notice of Intent prepared by TATA & HOWARD received March 26, 2012.

Other

Zone I & Zone II Aquifer Protection District

Mr. Bechtholdt mentioned he discussed this matter briefly with the Town Manager and suggested that the Board look to follow-up with Mr. Knott (Riverdale Water Company) and invite him and Jayne Knott to discuss possible Aquifer Zone II. Ms. Gaudette suggested that she has spoke with Jayne in the past and she felt she would be willing to meet with the Planning Board.

Linwood Mill –Site visit overview/comments

Mr. Bechtholdt indicated that EA Fish Development will be meeting with the Northbridge Housing Authority later in the week to discuss the rental units and how the NHA may be involved with the selection process. Mr. Bechtholdt will provide the Planning Board with an update at a subsequent meeting.

Walmart –Traffic Study

Mr. Bechtholdt noted receipt of 5th Traffic Monitory Study submitted to MassDOT as part of the permitting for the Walmart facility located on Main Street adjacent to Route 146.

Whitin Wellfield Water Treatment Facility

Mr. Bechtholdt noted receipt of copy of NOI filing for the Whitin Wellfield Water Treatment Facility to be located on Carr Street.

Adjournment

Having no additional business the Planning Board adjourned its meeting of March 27, 2012 at 8:15 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk