



NORTHBRIDGE PLANNING BOARD MINUTES

Monday, May 08, 2012



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

The following members of the public were in attendance: Michael Weaver (Guerriere & Halnon); Mark Anderson (Heritage Design Group); Brett Simas; Sue Green; Rebecca Siegle; Judi Uthoff; Roy Uthoff; Joseph Susienka; Robert Parkhurst; Michael Minichiello; Bernard Cournoyer; Milton Patnode; Stephen McHale; Richard Barbetta; Laura Barbetta; Lee Gaudette; Cindy Key; Mark Key; Jeff Howland (JH Engineering Group); John Crowley and John Galvani (Norwood Bank).

I. CITIZEN FORUM

Michael Weaver, PE of Guerriere & Halnon, Inc briefed the Planning Board on pre-submittal (site plan review application) for a project to be known as Ashton Place, proposed redevelopment of property formerly known as the Northbridge Nursing Home (2356 Providence Road) to include 23-unit residential apartments. Mr. Weaver provided an overview of the site layout, access, parking, and drainage; noting the property was recently rezoned from Industrial to Residential –Four, where multi-family is allowed by special permit (ZBA). In addition to filing with the Planning Board, the applicant will also file (special permit application) with the Zoning Board and with the Conservation Commission for proposed activity adjacent to wetland resource area. Mr. Bechtholdt suggested the Planning Board schedule its site plan review (public hearing) for June 12, 2012.

Upon motion duly made (Palmer) and seconded (Gaudette) the Planning Board voted (4-0) to engage the services of JH Engineering Group to perform consulting services on its behalf for the Ashton Place site development proposal; specific to stormwater management & erosion controls pursuant to state/local bylaw regulations.

As the awarded consultant, JH Engineering Group, LLC shall provide written report(s) to the Planning Board. JH Engineering Group, LLC may also be required to make oral presentation(s) at public meetings held by the Planning Board.

II. FORM A'S

REBECCA ROAD (LOT 8 & 9)

ANR plan –Review/Decision

Mark Anderson of Heritage Design Group reviewed ANR plan to convey Parcel CC from Lot #9 to Lot #8 creating Lots 8R & 9R as shown on plan for the purpose of increasing the lot frontage for house lot 8 (106-feet) within the Camelot subdivision.

Upon motion duly made (Gaudette) and seconded (Palmer) the Planning Board voted (4-0) to GRANT ANR ENDORSEMENT. As described and shown on the plan, the intent of the ANR is to convey Parcel CC, a nonbuildable lot from Lot #9(R) to Lot #8(R) within the Camelot subdivision.

998 CHURCH STREET (Extension)

ANR plan –Review/Decision

Mark Anderson of Heritage Design Group reviewed with the Planning Board ANR plan entitled ““Plan of Land” Church Street -Northbridge, MA dated April 06, 2012.

Upon motion duly made (Gaudette) and seconded (Palmer) the Planning Board voted (4-0) to GRANT ANR ENDORSEMENT. As described and shown on the plan, the intent of the ANR is to combine Lot 1, not a separate building lot with abutting property and creating remaining area (remaining land) as shown on plan.

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 updated the Planning Board on the site plan review noting original proposal was for a new curb cut off Plummer Park. Mr. Anderson explained as the Planning Board requested a revised layout was prepared and presented to the Safety Committee for review and recommendation. In referring to revised layout plan (Revision 2 –Site Improvements Plan 03-26-12) Mr. Anderson described Site Layout Alt. 1; new curb cut on Church Street, suggesting due to its proximity to the existing Hess gas station curb cut across the street would create traffic conflicts. Mr. Anderson then briefly reviewed with the Board Site Layout Alt. 2; new curb cut on Plummer Park, suggesting location is preferred for a number of reasons, mainly takes the traffic off Church Street and improves Plummers Corner allowing a straight shot to the drive-thru.

Mr. Anderson explained that the Safety Committee did not like either option, noting the consensus of the Safety Committee was to recommend that the Church Street layout be reworked (Site Layout Alt. 1). Mr. Anderson felt they (Applicant/Engineer) have done everything the Planning Board has asked them; they have reevaluated the site and provided alternatives as requested, and not to belabor this anymore they feel Plummer Park is the best option allowed under zoning.

Ms. Dolber reviewed with Mr. Anderson and Mr. Gaudette the Safety Committee’s recommendation; voting not to support Site Layout Alt. 2, proposed curb cut on Plummer Park; recommending the Applicant/Engineer review and explore options to improve access from Church Street (shown as Site Layout Alt. 1) Ms. Dolber asked Mr. Gaudette if he is willing to look into this; Mr. Gaudette replied no, there are no options other than Plummer Park. Ms. Dolber noted in addition to proposed driveway location there may be other outstanding concerns specific to overall circulation, landscaping.

Mr. Bechtholdt asked Mr. Anderson for clarification as to which plan (Site Layout Alternative) they want the Planning Board to make a decision on. Mr. Anderson and Mr. Gaudette both replied the plan proposing access from Plummer Park as originally submitted to the Planning Board.

Ms. Dolber reviewed with the Planning Board and Applicant/Engineer options as provided for in Section 173-49.1 D (4) of the Northbridge Zoning Bylaws; Site plan review by Planning Board [Final action]; the Planning Board’s final action, rendered in writing, shall consist of either: (a) Approval of the

site plan based upon a determination that the proposed plan will constitute a suitable development and is in compliance with the standards set forth in this section; (b) Disapproval of the site plan based upon a determination that the proposed project does not meet the standards for review set forth in this section; or (c) Approval of the site plan, subject to any conditions, modifications and restrictions as required by the Board which will ensure that the project meets the standards for review.

Mr. Griggs expressed concerns with (Site Layout Alt. 2) proposed access from Plummer Park and traffic; noting he would like to see the other alternative. Mr. Anderson suggested not a lot of traffic would be generated for Plummer Park; noting it's a public road and the proposed driveway (entrance-only) is 100 to 150-feet from the Church Street intersection. Mr. Anderson added the Coffee Bean (drive-thru) closes in the afternoon and although they cannot change traffic patterns of drivers the report from CMRPC (dated April 2011 entitled "Localized Bottleneck Reduction Program Progress Report") recommends eliminating curb cuts from Plummer's Corner.

Ms. Dolber asked if the Coffee Bean closes in the afternoon then why the need for change? Mr. Anderson suggested they are looking to expand in the future and would need to improve access (suggesting expansion may be 3 to 5-years out). Mr. Bechtholdt questioned if the applicant could satisfy parking requirements for the proposed future addition as shown in Site Layout Alt. 2; noting the Applicant/Engineer has not address concerns raised by the Building Inspector and suggested when expansion is formally considered (3 to 5-years out) they should come back to the Planning Board for a review of the entire site, adding the uses for proposed expansion is currently unknown and depending on the tenants this could have additional impacts on traffic.

Mr. Anderson mentioned, at the Safety Committee meeting Melissa Walker, School Department indicated if changes were made the School Department would make appropriate accommodations to address concerns with school busing.

Mr. Griggs viewed the Church Street option (Site Layout Alt. 1) as being limited only if the maximum future expansion was permitted. Mr. Palmer noted if the addition was for the minimum future expansion the revised entrance from Church Street would still work. Mr. Bechtholdt reiterated comments concerning requirements for a site plan review and parking.

Mr. Anderson mentioned the uniqueness of the site, the building size (shape) and parking and agreed if they did a future expansion the requirement to come back to the Planning Board for review. Ms. Dolber suggested the Applicant could do Church Street driveway (Site Layout Alt. 1) now and then as part of an expansion proposal provide other options for review. Mr. Bechtholdt agreed and noted once again, we don't know proposed uses at this time.

Mr. Palmer contemplated continuing the review and was not sure if he could approve proposed driveway on Plummer Park. Planning Board members indicated their preference to Site Layout Alt. 1; however Mr. Gaudette explained to the Board that he does not agree and requested the Planning Board act on (vote) the original proposal (Site Layout Alt. 2) new curb cut off Plummer Park. Mr. Anderson asked the Planning Board not to continue the review and for the Board to act on the application.

Mr. Bechtholdt suggested if the Planning Board is considering disapproval they should note the following in their decision: proposed does not meet the standards of review set forth in Section 173-49.1 [Site plan review by the Planning Board], does not adequately address Section 173-49.1 F (2) [Standards for review] Traffic; Section 173-49.1 F (3) [Standards for review] Parking; Section 173-49.1 F (6) [Standards for review] Nuisance; Section 173-49.1 F (7) [Standards for review] Existing vegetation; Section 173-49.1 F (9) [Standards for review] Town character; failed to address concerns raised by Community Planning & Development office, Inspector of Buildings and Board of Health; comments raised during the site plan review; specifically public comments received concerning impacts of traffic to residential neighborhood (Plummer Park); location of existing curb cuts (Providence Road & Church Street); site circulation (vehicles/garbage/delivery trucks/etc); buffers, landscaping & screening between Business & Residential Zoning Districts; change in use of corner lot Church Street/Plummer Park (home razed & trees cleared); vehicle queuing capacity for drive-thru; location of dumpster; parking & loading areas; and safety; lack of landscaping and screening from abutting properties; concerning impacts of traffic to residential neighborhood (Plummer Park); queuing capacity (reduction of) for the proposed drive-thru entrance via Plummer Park; concerns with parking and loading provisions; concerns with the existing parking configurations; lack of designated loading areas; number of handicap parking spaces; site circulation (maneuvering aisles); and reduced number of queuing capacity from approximately twelve (12) vehicles to seven (7) vehicles.

Having no additional questions the Planning Board concluded its review and acted on the application as requested by the Applicant/Engineer.

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (3-0-1 [Gaudette abstained]) to DISAPPROVE site plan pursuant to Section 173-49.1 D (4) [Final action] of the Town of Northbridge Zoning Bylaw; based upon the Planning Board's determination that the proposed does not meet the standards of review set forth in Section 173-49.1 [Site plan review by the Planning Board] and as described above by the Town Planner.

Prior to issuing its disapproval the Planning Board encouraged the Applicant/Engineer to (re)submit site plan improving existing access from Church Street as previously suggested by the Planning Board and the Safety Committee.

IV. OSTERMAN PROPANE MAINTENANCE FACILITY –CONT. PUBLIC MEETING

§173-49.1 [Site Plan Review]

Mark Anderson of Heritage Design Group reviewed with the Planning Board revised plan and letter dated May 02, 2012. Jeff Howland of JH Engineering Group, the Board's consulting engineer for this application reviewed report dated May 08, 2012.

Mr. Bechtholdt advised the Board that the Conservation Commission is also utilizing the services of JH Engineering Group suggesting any outstanding issues, if any specific to drainage will be address as part of their (ConCom) decision –Order of Conditions. Mr. Bechtholdt also informed the Planning Board pursuant to Section 173-49.1 E (2) (p) of the Zoning Bylaws; for large developments, those exceeding 10,000 square feet of gross floor area (proposed is for a 12,000 SF maintenance garage) the Planning Board may require a development impact assessment. Mr. Anderson reviewed with the Board the

traffic flow and general operations noting as a result of this expansion (12,000-SF maintenance facility) will not change; no additional traffic, they are simply consolidating all equipment and vehicles on 1 site as opposed to both sides of Church Street extension which currently exists today.

Ms. Dolber sought public comments. Michael Minichiello (resident) asked for clarification on proximity to wetland areas. Mr. Anderson pointed out resource areas on site plan presented to the Planning Board, noting similar application is currently before the Conservation Commission for approval.

Upon motion duly made (Gaudette) and seconded (Palmer) the Planning Board voted (4-0) to WAIVE requirements for submission of a Development Impact Assessment.

Mr. Palmer questioned if the subject property was within the Floodplain or flood zone; Mr. Anderson informed the Planning Board that as a result of the revised FEMA maps (July 2011) the site is outside the Flood Hazard and noted the property has never been flooded to his knowledge. Mr. Bechtholdt suggested the plan be revised to note locations of proposed outdoor storage areas of vehicles and equipment. Having no additional questions the Board concluded its review and acted on the application.

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (4-0) to APPROVE WITH CONDITIONS site plan for the construction of a ±12,000 square-foot maintenance facility, parking areas and other associated site improvements subject to Conservation Commission, Whitinsville Water Company, DPW –Sewer, and general conditions as suggested by the Town Planner.

OLD/NEW BUSINESS

Approval of Meeting Minutes- April 24, 2012 & April 30, 2012

Upon motion duly made (Griggs) and seconded (Gaudette) the Planning Board voted (4-0) to approve the meeting minutes of April 24, 2012. Upon separate motion duly made (Gaudette) and seconded (Palmer) the Planning Board voted (3-0-1 [Griggs abstained]) to approve the meeting minutes of April 30, 2012.

Blackstone Valley Prioritization Project –Public Workshop Tuesday, May 22nd (7PM –Town Hall)

Mr. Bechtholdt reminded Board members arrangements have been made for a public workshop with staff from CMRPC (regional planning agency) to identify local priorities for development and preservation areas, as well as critical infrastructure needs.

Shining Rock Golf Community –Performance Bond Reduction/Lot Release Request (32 & 33)

Planning Board met with John Galvani and John Crowley of Norwood Bank to consider lot release request and bond reduction for Shining Rock Golf Community. Mr. Bechtholdt informed the Board that Norwood Bank is seeking lot release of the 2 remaining lots on Shining Rock Drive; the lots associated with the remaining portion of Fairway Drive are not under consideration for release at this time.

Upon motion duly made (Griggs) and seconded (Palmer) the Planning Board voted (4-0) to release lots 32 & 33 from the covenant for the Shining Rock Golf Community subdivision.

Mr. Bechtholdt explained to the Board that the Planning office is in receipt of an updated punchlist and bond estimate from Malley Engineering, the Board's consulting engineer for the subdivision; noting \$6,500.00 is estimated for remaining work specific to Phase III –Shining Rock Drive and \$0.00 for phases I & II roadways recently accepted at Town Meeting.

Cindy Key (resident) questioned if the missing street trees along Fairway Drive and portions of Shining Rock Drive were included in consultant's estimate. Mr. Bechtholdt reviewed the punchlist prepared which only listed one (1) streetlight valued at \$2,000 and as-built plan & legal descriptions valued at \$3350.00 for Shining Rock Drive. The Board agreed that the street trees should be included, valued at \$400.00 for every missing tree. Mr. Bechtholdt will confirm with Norwood Bank the number of remaining trees to be planted. Rebecca Siegle (resident) asked about remaining streetlight to be located at intersection (Clubhouse/Fairway/Sandtrap) and if the sewer line would be extended to connect with remaining un-built portion of Fairway Drive. Judi Uthoff (resident) expressed concerns with the condition of the intersection (Clubhouse/Fairway/Sandtrap) and noted she observed surveyors there earlier this week/last.

John Galvani, Norwood Bank explained that it is the banks intentions to (a) prepare a temporary patch at the intersection or (b) sell the remaining parcels on Fairway Drive and have the buyer complete the intersection work; they are hopeful to come to an agreement with a perspective buyer in May/June 2012.

Upon motion duly made (Gaudette) and seconded (Griggs) the Planning Board voted (4-0) to reduce the performance bond held for Shining Rock Golf Community (Phase I, II & III –Shining Rock Drive) to ±\$16,500.00 (includes a minimum of 2 trees per lot).

Delwyn Barnes Drive –Status (Performance bond)

Mr. Bechtholdt explained to the Board that the Planning office is in receipt of letter from attorney Aldo B. Consigli, Jr on behalf of F&D Central Realty Corporation requesting release of the performance bond. Mr. Bechtholdt reminded Board members that Delwyn Barnes Drive was accepted at the 2011 Fall Annual Town Meeting. Mr. Bechtholdt explained to the Planning Board pursuant to the town's subdivision regulations the Board shall hold a public hearing (advertized in the local newspaper 14-days prior) before considering release of funds; arrangements have been made for the Planning Board to consider this request at its meeting of Tuesday, May 22, 2012.

Hillside Garden Estates –Status

Mr. Bechtholdt advised the Board that he was recently contacted by the Whitinsville Water Company regarding abandoned water services within the layout of Deane's Way (Hillside Garden Estates) and requesting the developer be required to remove these unnecessary services due to the change from multi-family to single-family home construction. Mr. Bechtholdt explained that it was his understanding that the developer and the Whitinsville Water Company had worked out an agreement to address this concern, however apparently the developer has not addressed this issue; the water company is now looking to the Planning Board to see if the bond held by the town can be used to leverage the removal of the abandoned waterlines. Mr. Bechtholdt expressed concerns with the process noting if the water company had concerns they may have had the opportunity to require the developer to remove the waterlines before signing-off on building permits; adding removal of these

lines at this time may compromise the overall integrity of the roadway which will ultimately become the responsibility of the town. Planning Board members agreed. Mr. Bechtholdt explained that he will look to contact the developer (John Barges) in the upcoming weeks for an overall status report on the subdivision.

Camelot Subdivision –Update

Mr. Bechtholdt explained to the Board that it is his understanding drawings for the sewer pump station have yet to be provided to the Department of Public Works –Sewer Division and JH Engineering Group for review.

Linwood Mill Lofts –Update

Mr. Bechtholdt explained to the Board that the Building Inspector will be conducting a site inspection in the upcoming weeks and also noted that EA Fish is to provide the Planning Board with a punchlist of remaining improvements.

Planning Board –Vacancy

Brett Simas met with the Planning Board to confirm his intentions to run a sticker campaign for the Planning Board vacancy (May 15, 2012 Election).

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Community Planning & Development memorandum dated May 03, 2012 regarding Safety Committee recommendation for One Plummers Corner site plan review; email communication from Lee Gaudette (owner/applicant) One Plummers Corner concerning CMRPC traffic study; Central Massachusetts Metropolitan Planning Organization (CMMPO) / CMRPC 2011 Localized Bottleneck Reduction Program –Progress Report (excerpts); Community Planning & Development memorandum dated April 30, 2012 regarding comments received to date concerning Osterman Propane Facility site plan review; (copy of) Review Report Form (Osterman Propane Facility) dated April 02, 2012; Site Plan Review Checklist completed by the Town Planner; Community Planning & Development memorandum dated April 12, 2012 regarding Osterman Propane Facility Technical Review meeting; Conservation Commission memorandum dated April 17, 2012 regarding Osterman Propane Facility; Office of the Inspector of Buildings dated April 23, 2012 regarding Osterman Propane Facility; email communication from Randy Swigor of Whitinsville Water Company received April 18, 2012 regarding Osterman Propane Facility; email communication from Mark Kuras of the DPW –Sewer Division received April 23, 2012 regarding Osterman Propane Facility; email communication from Jeanne Gniadek, Board of Health received April 27, 2012 regarding Osterman Propane Facility; JH Engineering Group report dated April 19, 2012 regarding Osterman Propane Facility; (draft) meeting minutes for April 24, 2012 and April 30, 2012; Blackstone Valley Prioritization Project initiative announcement; phasing plan Shining Rock Golf Community; email communication from Town Planner to Malley Engineering sent April 25, 2012 regarding Shining Rock Golf subdivision punchlist and construction estimates; (copy of) Community Planning & Development letter dated May 03, 2012 to Attorney Consigli regarding Delwyn Barnes Drive; (copy of) Consigli and Brucato letter dated April 27, 2012 regarding Delwyn Barnes Drive; Form G –Performance Secured by Deposit of Money (Camelot subdivision) dated May 03, 2012; email communication from Town Planner to JH Engineering Group sent May 03, 2012 regarding Camelot sewer pump; Certificate of Approval site plan review Northbridge Department of Public Works dated

April 26, 2012; (copy of) Board of Selectmen license routing slip for 76 Church Street; Malley Engineering report(s) dated May 08, 2012 regarding Shining Rock Golf Phase 1&2 and Phase 3; Community Planning & Development memorandum dated April 27, 2012 regarding 120 & 128 Prescott Road; Community Planning & Development memorandum dated April 25, 2012 to Zoning Board regarding Whitinsville Water Company application; public hearing notice for Delwyn Barnes Drive release of performance guaranty and issuance of Certificate of Completion and Release of Municipal Interest; ZBA application for 895 Hill Street; seminar notice regarding Roadmap to Mill Redevelopment (June 12, 2012); and (copy of) Community Planning & Development letter dated April 23, 2012 to DHCD Office of the Chief Counsel regarding town's Subsidized Housing Inventory (Linwood Mill Lofts).

Other

Mr. Bechtholdt indicated over the next few Planning Board meetings (starting in June) he will contact the various developers (residential developments) to provide detailed status reports; including Hemlock Estates, Marston Heights, Hillside Gardens, Presidential Farms, Farnum Circle, and Sandtrap Court (Pulte lot within Shining Rock Golf Community).

Mr. Bechtholdt explained to the Board that it has come to his attention that the Planning Board will be asked to re-endorse ANR plan for 120 & 128 Prescott Road as the plan originally presented was not accurate and required action by the Zoning Board for relief (granted May 2012).

Mr. Palmer expressed his concern with Janet Dolber participating in decisions specific to the Camelot subdivision, suggesting due to her relationship with Prudential Properties as a realtor; Mr. Palmer felt there may be a conflict of interest. Mr. Palmer was concerned when Ms. Dolber, at the April 30, 2012 stated "if the builders do not build then the people that have deposits on house lots may leave and go some where else" Mr. Palmer felt this statement was improper and should not be a concern of the Planning Board. Mr. Dolber explained that she is an independent realtor and does not have any direct affiliation with anyone listing for the Camelot subdivision, and if she did she would abstain from voting. Ms. Dolber agreed to file a Conflict of Interest form with the Town Clerk. Mr. Palmer also expressed his concerns with J&F Marinella Development, noting in addition to Camelot they have two other ongoing projects; Hemlock Estates and Marston Heights neither of which are complete and should be finished before moving forward.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Monday, May 08, 2012 at or about 8:10 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk