



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, January 08, 2013



Barbara Gaudette, Chair called the meeting to order at 7:00 PM. Edward Palmer, Brett Simas, Richard Griggs and Janet Dolber were in attendance. R. Gary Bechtholdt II, Town Planner was also present. Cindy Key, associate member were absent.

The following members of the public were in attendance: Normand Gamache (Guerriere & Halnon, Inc); Robert Cherrier; Brian Cherrier; Jim Roberti; Tom Perras; and Tammy Perras.

I. CITIZEN FORUM

None

II. FORM A'S

None

III. 4 NORTH MAIN STREET -PUBLIC HEARING

§173-49.1 -Site Plan Review

Upon motion duly made (Palmer) and seconded (Dolber) the Planning Board WAIVED the reading of the Public Hearing notice. Mr. Bechtholdt advised the Board the notification requirements had been satisfied for this application.

Normand Gamache, Guerriere & Halnon, Inc (engineer); Brian and Robert Cherrie (applicant) and Jim Roberti (attorney) met with the Planning Board to review site plan application to construct a ±2,180 square-foot building for automobile maintenance garage, convenience store and gas station (within the Business-Two Zoning District). In addition to the site plan application; a Stormwater Report, Site Development Plan entitled "4 North Main Street" dated December 03, 2012 and other associated documents have been submitted.

Mr. Bechtholdt suggested before the Applicant/Engineer presents the proposal the Planning Board should formally engage the services of an outside consultant to review the site development plan.

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (5-0) to engage the services of JH Engineering Group, LLC of Worcester, MA to perform consulting services on its behalf for the above noted site development proposal.

The purpose of JH Engineering Group, LLC services shall be to provide the Northbridge Planning Board with an independent assessment/review of the entitled "4 North Main Street" consisting of a ±2,180 square-foot building for automobile maintenance garage, convenience store and gas station to be located at 4 North Main Street; 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 and may also be required to make oral presentation(s) at public

meetings held by the Planning Board. The cost associated with this service shall be borne by the Applicant/Engineer.

Mr. Gamache provided an overview of the locus area; parcel fronts three public ways (corner of Main Street; North Main & Arcade Street; subject property currently consists of a $\pm 4,000$ square-foot maintenance/service garage (to be razed) had at one time been a gas station (underground storage tanks removed); access to the site is currently undefined –open/ no curbing (250' feet along Arcade Street); the site was filled by the shops (Whitin Machine Works) years ago contains fly ash and other unsuitables; due to these conditions onsite infiltration will not be possible. Mr. Gamache noted that he reviewed this with Jeff Howland (JH Engineering) who also witnessed the test pits done on site.

In reference to the site plan, Mr. Gamache explained the subject property (zoned Business-2) abuts a residential zone and as such the town's zoning regs require the proposed structure to be setback a minimum of 50-foot from the residential zone; Mr. Gamache also reviewed proposed screening along the adjacent residential properties (retaining wall, privacy fence and landscaping).

Mr. Gamache explained as part of the redevelopment of the site approximately 2,600 square-feet of impervious will be replaced with grass and landscaping. Mr. Gamache noted that he met with the Building Inspector prior to filing the application to confirm the property is outside the Zone II Aquifer and Floodplain districts.

Mr. Gamache reviewed with the Board the parking locations and access to/from site; 5 proposed access points to/from site; reviewed turning movements for customers and the gas delivery tanker truck. Mr. Gamache noted the gas pumps and underground tank have been located as far away from the residents as possible; adding the garage/maintenance building will also provide some visual screen from the pumps and proposed canopy (to be similar to Hess on Providence Road –Plummers Corner). Mr. Bechtholdt suggested the proposed curb cut on Main Street may be problematic based upon its proximity to the intersection of Main Street/North Main and Main Street/Arcade Street; may create traffic conflicts. Mr. Bechtholdt suggested curb cut be eliminated. Mr. Simas offered if curb cuts are eliminated may increase traffic at other locations.

Mr. Gamache acknowledged receipt of review letter from the Building Inspector (dated January 07, 2013) noting zoning bylaw limits two (2) curb cuts per street whereas the proposal shows three (3) on Arcade Street. Mr. Bechtholdt suggested the Board may be willing to allow the three (3) driveways on Arcade Street provided the Board is comfortable with the overall traffic circulation offsite. Mr. Griggs expressed concerns of traffic potentially backing up onto the public streets. Mr. Simas felt the proposed layout maximized the intended traffic flows and circulation within the site; understands there may be issues which will need to be figured out, need to be mindful that we are not creating an unsafe condition. Mr. Bechtholdt confirmed for the Board that the Safety Committee will also review the application providing comments and recommendations to the Planning Board.

Ms. Gaudette then solicited comments from the public in attendance.

Tom Parris, abutter (North Main Street) home is next to barber shop, backyard abuts proposed rear parking area; concern of additional traffic, screening (would like to see a fence), lighting, and potential

flooding. Mr. Gamache noted they are working on a lighting plan, which will be layout to limit the impacts of all abutting properties. The site plan proposes a retaining wall at the rear of the property, a 6-foot privacy fence (white vinyl) is proposed atop of the retaining wall along with plantings to provide added screening.

Mr. Bechtholdt reminded the Planning Board that as part of the site plan application the applicant requests the Board waive the requirement to submit a Development Impact Assessment (Section 173-49.1 E (2) p) which includes a Traffic impact assessment; Environmental impact assessment; Fiscal impact assessment; and Community impact assessment. Mr. Griggs mentioned he would like to see traffic study; Mr. Palmer and other Board members agreed.

Ms. Gaudette noted the proposed architecture of the building is very basic, would like to see something less “industrial” building should compliment character of neighboring properties (reference made to Community impact assessment provisions). Mr. Cherrier agreed to work with the Board on the exterior of the building will look to provide the Board with some options at its next meeting. Provided the applicants work with the Planning Board on the material and color of the building the Board was willing to only require a traffic impact assessment.

Mr. Bechtholdt suggested the Planning Board continue its review to its next available meeting scheduled for Tuesday, February 12, 2013, noting the application will be reviewed by the Zoning Board of Appeals on January 10, 2013 for consideration of a special permit (convenience store); a Notice of Intent still needs to be filed with the Conservation Commission; and the Safety Committee shall review proposal at its meeting of January 16, 2013. Mr. Bechtholdt then noted for the record receipt of the following comments and correspondence: Site Plan Review Checklist; Community Planning & Development memorandum dated December 19, 2012; Community Planning & Development memorandum dated January 03, 2013; Community Planning & Development memorandum dated January 08, 2013; Office of the Inspector of Buildings letter dated January 07, 2013; email communication from Mark Kuras, Sewer Superintendent dated December 18, 2012; and email communication from Town Planner to Normand Gamache, Guerriere & Halnon, Inc dated December 17, 2012.

Upon motion duly made (Griggs) and seconded (Palmer) the Planning Board voted (5-0) to continue the site plan review to Tuesday, February 12, 2013 at 7:05PM to allow additional time for review and public comment.

IV. FARNUM CIRCLE -DISCUSSION

Modification -MGL CH 41 SEC 81W

Planning Board members reviewed Community Planning & Development memorandum dated December 14, 2012 concerning Farnum Circle and proposed waiver: Table I –Street Design (vertical/slope granite); Table II –Standards for Cul-de-sacs (landscape island); and Section 222-10 F – Street Trees. Board members then reviewed JH Engineering Group report dated November 06, 2012.

Upon motion duly made (Griggs) and seconded (Simas) the Board voted (5-0) to initiate subdivision modification of Farnum Circle pursuant to MGL Ch 41 Sec 81W to waive above noted subdivision

requirements in an effort to provide an incentive for the developer to complete the subdivision and ready the roadway for street acceptance.

Mr. Bechtholdt will prepare the hearing notice which may be scheduled for the March 12, 2013 Planning Board meeting.

OLD/NEW BUSINESS

Approval of Meeting Minutes –December 11, 2012

Upon motion duly made (Palmer) and seconded (Dobler) the Planning Board voted (5-0) to ACCEPT the meeting minutes of December 11, 2012.

Castle Hill Open Space & Hills at Whitinsville Open Space –Discussion

Planning Board voted to refer the matter (consideration of accepting open space) to the Conservation Commission for review and recommendation.

Open Space & Recreation Plan Update –Ad Hoc Committee

Ms. Gaudette mentioned that she has contacted a number of residents to encourage them to participate in the Open Space plan update, noting Laurie Langel is very interested. Ms. Gaudette would like to expand generations to help put together this update. The Town Planner will meet with the Board of Selectmen to create an Ad-Hoc Committee. Ms. Gaudette mentioned she is anxious to move on this initiative as the town would be eligible for certain grants having an approved Open Space & Recreation Plan.

Conflict of Interest Law –Acknowledgement Forms

Planning Board members acknowledged receipt of the Conflict of Interest packets by signing the acknowledgement forms; the Town Planner will return signed forms to the Office of the Town Clerk. Board members also provided signatures noting receipt of the town's Sexual Harassment Policy.

CMRPC 2013 DLTA Project –BVPP implementation

Mr. Bechtholdt explained to the Planning Board that he continues to work with CMRPC –Central Mass Regional Planning Commission on the Blackstone Valley Prioritization Projects where Northbridge identified various local priorities for (1) land preservation, (2) growth & development and (3) transportation & infrastructure investments; suggesting the vicinity of Main Street and Route 146 may be the focus for the next component of this initiative, where CMRPC will analyze a collection of regionally significant priority development areas.

Camelot Subdivision –Update/Status Report

Mr. Bechtholdt advised the Planning Board that he was informed by the Sewer Superintendent that the pump has been delivered however installation has not been completed; the generator is in place, gas is not hooked up, power leads not connected to the panel, awaiting schedule from developer. Mr. Bechtholdt provided Board members with JH Engineering Group, LLC report dated January 08, 2013 - revised bond estimate for the revised Phase 1A (includes Rebecca Road from Hill Street to Sta. 16+01); Mr. Bechtholdt provided the Planning Board with a copy of email communication received January 08, 2013 from JH Engineering Group LLC regarding the status of the pump station and recommendations.

Hillside Garden Estates -Update

Mr. Bechtholdt advised the Planning Board that he was recently contacted by John Barges (developer) who informed that the remaining granite curbing along Deane Way has been installed and concerns with one of the raised manholes has been addressed. Reference is made to email communication(s) concerning Deane Way dated December 18, 2012.

Planning Board Annual Report

Board members reviewed (draft) Annual Report for 2012; Mr. Bechtholdt noted the report will be provided to the Office of the Town Manager for inclusion in the Town Report.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Public Hearing Notice (4 North Main Street –Site Plan Review); Community Planning & Development office memorandum dated December 19, 2012 regarding 4 North Main Street; copy of Zoning Bylaw provision §173-49.1 (Site plan review); copy of Review Report Form dated December 17, 2012 sent to various departments for the review of 4 North Main Street; copy of site plan review application for 4 North Main Street; letter dated December 12, 2012 from Guerriere & Halnon, Inc concerning 4 North Main Street; Project Impact Statement prepared by Guerriere & Halnon, Inc for 4 North Main Street; site development plans prepared by Guerriere & Halnon, Inc dated December 03, 2012 entitled “4 North Main Street”; certified abutters list for 4 North Main Street; Community Planning & Development office memorandum dated December 14, 2012 concerning Farnum Circle; copy of pics of Farnum Circle taken December 13, 2012 by the Community Planning & Development office; email communication sent from Town Planner to Mike Lambert, developer of Farnum Circle dated December 12, 2012; JH Engineering Report dated November 06, 2012 concerning Farnum Circle construction estimates; copy of (reduce) definitive subdivision plan for Farnum Circle dated October 04, 2002; (draft) Planning Board meeting minutes for December 11, 2012; email communication from Doreen Cedrone, Town Clerk received December 17, 2012 concerning Conflict of Interest Law; copy of Summary of the Conflict of Interest Law for Municipal Employees; email communication sent from Town Planner to Vera Kolas, CMRPC (regional planning agency) dated December 18, 2012 concerning Blackstone Valley Prioritization Project –implementation; email communication sent from Town Planner to Jim Shuris, DPW Director dated December 18, 2012 concerning Hillside Garden Estate (Deane Way); email communication from Mark Kuras, Sewer Superintendent dated December 18, 2012 concerning Camelot sewer pump/status; JH Engineering Group report dated January 08, 2013 concerning Camelot subdivision –Phase IA construction estimates; email communication from JH Engineering Group dated January 08, 2013 concerning Camelot subdivision –sewer pump station/status; copy of memorandum from the Office of the Town Manager dated December 10, 2012 concerning submission of 2012 Planning Board Annual Report; copy of Community Planning & Development memorandum dated December 12, 2012 to the Inspector of Buildings concerning Planning Board’s consent to the issuance of occupancy (Linwood Mill); email communication sent from the Town Planner to the Planning Board dated December 13, 2012 concerning planned LID modification (Carpenter Estates); email communication from Sue Brower, Department of Public Works dated December 18, 2012 concerning Sutton Street –Public Shade Tree Hearing; and copy of the 2013 Planning Board schedule.

Other

Mr. Bechtholdt advised the Board that he will be meeting with the Police Chief, Town Manager, Building Inspector, and Board of Health Administrator on Thursday, January 10th to discuss the recently approved Medical Marijuana Act of 2012. Ms. Gaudette indicated that she may try to attend; Mr. Bechtholdt will need to confirm the time. Mr. Bechtholdt mentioned that Town Counsel has provided draft language for municipalities to consider a temporary zoning moratorium.

Mr. Bechtholdt suggested the Planning Board may want to submit a nomination to the Massachusetts Historic Commission for consideration of the Linwood Mill project for the 2013 Preservation Award – Adaptive Reuse. Mr. Bechtholdt noted the Alternatives project (Whitin Mill) received such award a few years ago. Mr. Bechtholdt explained nominations are due February 15, 2013, however should be enough time to put together a strong proposal. Upon motion duly made (Gaudette) and seconded (Palmer) the Planning Board voted (5-0) to submit the nomination of Linwood Mill for this year's Adaptive Reuse Preservation Award.

Mr. Bechtholdt advised the Planning Board receipt of hearing notice for the Sutton Street roadway project specific to public shade trees (proposed removal of several public shade trees). Board members reviewed email communication received from Sue Brower, DPW dated December 18, 2012 including listing of public shade trees to be removed (in excess of 50 trees total); Ms. Gaudette and Board members questioned why so many trees needed to be cut down. Ms. Gaudette indicated that she will try to attend the hearing scheduled for January 09, 2013 at 2:00PM (Town Hall).

Mr. Bechtholdt informed the Planning Board receipt of Attorney General's letter dated December 27, 2012 approving the zoning amendment acted on at the 2012 Fall Annual Town Meeting (Article #15 – Zoning Overlay District Map). Mr. Bechtholdt suggested this was the quickest timeframe to receive certification from the AG's office, crediting the Office of the Town Clerk for providing them with the necessary information.

Mr. Bechtholdt noted receipt of recorded Form O –Certificate of Completion and Release of Municipal Interest in Subdivision Performance Security for Shining Rock Golf Community –Sandtrap Court).

Adjournment

Having no additional business the Board adjourned its meeting of January 08, 2013 at 8:35 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk