



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, March 12, 2013



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

The following members of the public were in attendance: John & Cindy Perro

I. CITIZEN FORUM

None

II. FORM A'S

None

III. MEDICAL MARIJUANA TREATMENT CENTERS -PUBLIC HEARING

Zoning Amendment –Temporary Moratorium

Mr. Bechtholdt advised the Planning Board legal notice and mailing requirements had been satisfied. Planning Board opened the public hearing, voting to waive the reading. Mr. Bechtholdt reviewed with the Board (draft) zoning provisions prepared by Town Counsel –Temporary Zoning Moratorium on Medical Marijuana Treatment Centers. The Board then reviewed correspondence prepared by Town Counsel received March 12, 2013. Mr. Bechtholdt noted that Channel 5 (WCVB –TV) recently did a report from Denver, CO on Medical Marijuana where treatment centers include inside grow houses (more akin to industrial/manufacturing than retail dispensing). Mr. Bechtholdt will provide the Planning Board with the web link to view the report. After seeking public input and upon motion duly made and seconded the Planning Board closed the public hearing.

Upon motion duly made (Palmer) and seconded (Griggs) the Board voted (4-0) to recommend zoning amendment article to establish a temporary moratorium for medical marijuana treatment center through June 30, 2014; until such time the town reviews the potential impacts of medical marijuana and the regulations to be promulgated by the State Department of Public Health.

IV. ST. CAMILLUS HEALTH CENTER –PUBLIC HEARING

§173-49.1 -Site Plan Review

Mr. Bechtholdt advised the Planning Board that the Applicant/Engineer has requested a continuance. Mr. Bechtholdt also advised the Planning Board legal notice and mailing requirements had been satisfied. Planning Board opened the public hearing, voting to waive the reading. The Board agreed to take comment from the public in attendance; John & Cindy Perro of 127 Eben Chamberlain Road.

Mr. Perro explained he understands St. Camillus was there before they moved to Eben Chamberlain and does not wish to create problems; supports what St. Camillus is doing and needs to co-exist. Mr. Perro noted existing concerns with drainage runoff (during rain events) and lights from cars shining

into house as well as from the parking area/building. Mr. Perro would like to see a fence installed and perhaps vegetation to buffer some of the noise from the property.

Mr. Palmer noted that he visiting the area and understands the concerns. Board members briefly reviewed the proposed parking lot expansion (site plan) in relation to the Perro's home, suggesting a privacy fence with some planting would help reduce the impacts with lights and noise. Mr. Bechtholdt informed the Board that JH Engineering Group (the Board's consulting engineer) noted in his report the drainage calculations prepared by the applicant/engineer indicate there is an increase in the peak discharge to abutting properties; suggesting this will need to be addressed. Mr. Bechtholdt shared with the neighbors his memorandum of March 07, 2013 and explained because the use is considered pre-existing nonconforming the expansion of the parking lot requires a special permit finding from the Zoning Board, the request for fencing and landscaping should also be brought to their attention as the Zoning Board may require such as part of permitting the expanded nonconforming use. Mr. Bechtholdt and Board members encouraged Mr. & Mrs. Perro to attend the Zoning Board meeting scheduled for Thursday, March 14, 2013.

Upon motion duly made (Palmer) and seconded (Simas) the Planning Board voted (4-0) to CONTINUE the site plan review for St. Camillus to Tuesday, March 26, 2013 at 7:05PM at the request of the Applicant/Engineer. Reference is made to email communication received March 07 2013 from Mark Anderson of Heritage Design Group requesting continuance.

V. ASH STREET & GILMORE DRIVE –PUBLIC MEETING

Recommendation(s) –Vote to Layout

Mr. Bechtholdt noted abutter mailings were sent out for both roadways and advised the Planning Board that the Board of Selectmen voted its intent to layout Ash Street and Gilmore Drive at its meeting of March 11, 2013 referring the matter to the Planning Board for recommendation.

The Planning Board reviewed conveyance documents, communications prepared by the Community Planning & Development office and correspondence prepared by Town Counsel. Mr. Bechtholdt reminded the Planning Board that Ash Street had been considered for acceptance before however was withdrawn due to an outstanding issue with a drainage easement; according to Mr. Lane this matter has since been resolved.

Upon motion duly made (Palmer) and seconded (Simas) the Planning Board voted (4-0) to recommend laying out Ash Street in preparation for street acceptance consideration at the 2013 Spring Annual Town Meeting.

Mr. Bechtholdt informed the Planning Board that arrangements have been made for the Board of Selectmen to layout Gilmore Drive and Ash Street at its meeting of March 25, 2013. Mr. Bechtholdt mentioned that it was his understanding the Sutton Board of Selectmen is to vote on the Inter-Municipal Agreement at its meeting of March 19, 2013. Mr. Bechtholdt then reviewed with the Board Town Counsel's concern with accepting the open space; suggesting if the Board cannot determine a benefit to the town in accepting the open space then the street acceptance should not include the

conveyance of open space. After brief discussion the Board concluded no specific benefit in the open space decided to exclude such conveyance.

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (4-0) to RECOMMEND LAYING OUT Gilmore Drive in preparation for street acceptance consideration at the 2013 Spring Annual Town Meeting, SUBJECT TO a Inter-Municipal Agreement where the Town of Sutton assumes all repair and maintenance responsibilities of Gilmore Drive.

OLD/NEW BUSINESS

Approval of Meeting Minutes –February 25, 2013

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (4-0) to ACCEPT the meeting minutes of February 25, 2013.

Open Space & Recreation Plan Update –Ad Hoc Committee

Mr. Bechtholdt suggested arrangements should be made with the Board of Selectmen to establish the ad-hoc committee for the purpose of updating the town's Open Space & Recreation Plan. Mr. Bechtholdt mentioned that he met with the Selectmen in January however the Board of Selectmen did not vote to establish the committee at that time. Ms. Gaudette and Mr. Bechtholdt plan to attend the next meeting of the Board of Selectmen scheduled for Monday, March 25, 2013.

Farnum Circle/Definitive Subdivision Modification –Scheduling of Public Hearing

Tabled –no discussion.

2013 Spring Annual Town Meeting –Tuesday, May 07, 2013 (7:00PM)

Point of information –no discussion.

Hillside Garden Estates –Update/Status Report

Mr. Bechtholdt informed the Planning Board that arrangements have been made with the developer (John Barges) and Whitinsville Water Company to meet with the Planning Board (April 09 2013) to review the abandoned water service within Deane Way.

Camelot Subdivision –Update/Status Report

Mr. Bechtholdt informed the Planning Board that the developer (J&F Marinella Dev) has yet to provide the Planning office with the requested information (status report, updated construction schedule, etc) as requested in letter dated January 30, 2013 to J&F Marinella Development. Mr. Bechtholdt advised the Board that Jeff Howland (JH Engineering Group) the Board's consulting engineer conducted a site visit on March 06, 2013 and prepared a report dated March 11, 2013. Mr. Bechtholdt noted that the force main has been disconnected from the temporary pump piping in preparation for connecting the main to the permanent pump for the sanitary sewer pump station. Mr. Bechtholdt has asked Mr. Howland to coordinate with the town (DPW Director and Sewer Superintendent) to inspect the installation; noting the number of occupancy permits is limited to 7 house lots until the town signs-off on the permanent pump and other conditions of its approval are satisfied. Ms. Gaudette mentioned she recently talked with Joe Marinella.

Pine Knoll Affordable Units (LIP) –Update

Mr. Bechtholdt informed the Planning Board that the developer (J&F Marinella Dev) continues to be delayed in providing the town with the documentation necessary to satisfy the affordable units required by the Special Permit -Senior Living Development /Pine Knoll.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Public Hearing Notice for Moratorium on Medical Marijuana Treatment Centers; Draft Amendment Article V – Use Regulations (of the Northbridge Zoning Bylaw) by ADDING: Section 173-18.4; Community Planning & Development memorandum dated January 14, 2013 regarding Temporary Zoning Moratorium on Medical Marijuana; Notice of Public Hearing, for Site Plan Application of St. Camillus Institute, Inc. to expand parking lot; Review Report Form dated February 14, 2013 for St. Camillus Health Center Site Plan Review; Community Planning & Development memorandum dated March 7, 2013 Regarding St. Camillus Health Center, Site Plan Review Checklist for St. Camillus Health Center (additional parking); Memorandum from Conservation Commission dated March 7, 2013 regarding St. Camillus Health Center (no jurisdiction); Public Hearing Notice for consideration of layout of Ash Street (extension of) and Gilmore Drive (portion of) in conjunction with street acceptance at 2013 Spring Annual Town Meeting; Email communication from Town Planner dated February 26, 2013 regarding the meeting notice for Ash Street and Gilmore Drive; (copy of) Planning Board letter dated February 26, 2013 to Town Clerk regarding the 2013 Spring Annual Town Meeting Street Acceptance of Gilmore Drive; Copy of Quitclaim Deed for Gilmore Drive; Road Acceptance Plan for Gilmore Drive; Letter from Karl E. Norwood of Sutton Outlook Ventures, LLC dated January 23, 2013 concerning Gilmore Drive Road Acceptance; Letter from Lane & Hamer dated February 18, 2013 Regarding Ash Street Extension; (copy of) Petition article for Ash Street –Street Acceptance; Road Acceptance and Modification Plan for Ash Street; Community Planning & Development memorandum dated February 19, 2013 to DPW Highway and Sewer, Fire Department and Whitinsville Water Company Concerning the Street Acceptance of Ash Street Extension; Community Planning & Development letter dated February 15, 2013 to Henry Lane Regarding Ash Street Extension Street Acceptance; Letter from Lane & Hamer dated February 13, 2013 Regarding Ash Street Extension; Copy of Easement Deed for Ash Street; Public Meeting Notice for Layout of Ash Street (extension of) and Gilmore Drive (portion of); (draft) meeting minutes of February 25, 2013; Community Planning & Development letter dated January 30, 2013 to J & F Marinella concerning the Camelot Subdivision; email communication dated February 26, 2013 from Town Planner regarding Wal-Mart lighting (LEDs); email communication dated March 1, 2013 from Whitinsville Water Company Regarding the Requests for Comments at Shining Rock Golf Community; Newspaper article from Worcester Telegram & Gazette dated March 5, 2013 by Susan Spencer (CPA funds can help protect open space).

Other

South Town Crossing -Planning Board reviewed (South Town Crossing) application for the Sutton Planning Board; pursuant to the towns' Route 146 Overlay District abutting communities (Millbury, Sutton, Northbridge, Douglas, and Uxbridge) have an opportunity to submit comments to the Board. The Northbridge Planning Board briefly reviewed site development plan entitled "South Town Crossing" prepared by Heritage Design Group dated January 04, 2013; special permit application(s);

and elevation plans. Mr. Bechtholdt advised the Board that it was his understanding the application is an amendment to an original approval; the new proposal is approximately 5,000 square-feet smaller; the original uses were home improvement, retail, fast-food restaurant & sit-down restaurant; the new proposed uses include grocery, retail, bank, sit-down restaurant and home improvement. Mr. Bechtholdt noted according to the Sutton Planning Director parking spaces have been reduced slightly and the projected traffic counts decreased. The Planning Board expressed concerns with existing traffic along Route 146 within the locus area of the subject property recommending traffic mitigation to address level of service and potential impacts with proposed turning movements in and around Route 146; additionally the Board suggested more pedestrian-scale light be utilized within the proposed parking areas and travel ways.

Castle Hill Farm –Mr. Bechtholdt updated the Planning Board on discussions with Richard Lundgren (Whitin family), Lisa Mosczynski (Metacomet Land Trust) and others specific to preservation efforts for the Castle Hill farm property, noting on April 29th there will be a presentation on Castle Hill Farm at the Whitinsville Christian School –the farm has been identified as a high priority preservation site in the 2012 Blackstone Valley Regional Prioritization Project and listed as one of Massachusetts’ 10 most endangered historic resources by Preservation Massachusetts. Mr. Bechtholdt will inquire if there will be a formal announcement.

Wal-Mart LED lighting –Mr. Bechtholdt advised the Board that he spoke with the contractor who had inquired about replacing the lights at Wal-Mart with LEDs; informing him in order for the Board to consider changing the fixtures they (the Board) would first need to see what the proposed lights would look like, as well as explaining the intensity of the bulbs should not increase as there are a number of abutters (homes) along Main Street that may be impacted by the lights. According to the contractor the existing fixtures may also be retrofitted to accept the LEDs. Mr. Bechtholdt explained to the contractor as long as the light intensity is not increased retrofitting the existing fixtures would not concern the Planning Board. Reference is made to email communication sent February 26 2013 to the Planning Board listed herein.

Marston Road Common Driveway –Mr. Bechtholdt informed the Board that it was his understanding that the conveyance of land and (re)construction of the common driveway has not concluded; as the developer (J&F Marinella) may not have recorded the necessary documents with the Registry. The Board noted this may be a private matter between homeowners, however had hoped everything had been resolved.

Adjournment

Having no additional business the Board adjourned its meeting of March 12, 2013 at or about 8:10 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk