



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, March 26, 2013



Barbara Gaudette, Chair called the meeting to order at 7:00 PM. Janet Dobler, Brett Simas, Richard Griggs were in attendance. Edward Palmer 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: Denis LaTour and John H. Crawford

I. CITIZEN FORUM

Denis LaTour met informally with the Planning Board at the suggestion of the Building Inspector concerning proposed work on one of the outbuildings located near the tennis courts at the Whitins Community Center (heritage zoning district). Mr. LaTour explained that the WCC would like to rehab the rundown structure and add bathroom facilities; the new construction would mimic the existing architect. The Board felt such work as described would not trigger a formal review pursuant to the town's Heritage zoning bylaw.

II. FORM A'S

Mr. Bechtholdt reviewed with the Planning Board ANR plan and application prepared by Heritage Design Group for Lot 5 & 6 Hemlock Estates. *The Planning Board upon motion duly made (Griggs) and seconded (Simas) voted (4-0) to GRANT ANR ENDORSEMENT for the conveyance of parcel A as shown and noted on the plan.*

Reference is made to "Plan of Land" in the Town of Northbridge, Massachusetts –Hemlock Street prepared by Heritage Design Group Whitinsville, MA dated March 08, 2013; filed with the Office of the Town Clerk as 01-FA-2013.

III. ST. CAMILLUS HEALTH CENTER –CONT. PUBLIC HEARING

§173-49.1 -Site Plan Review

At the request of the applicant/engineer the Planning Board continued the above note site plan review to Tuesday, April 23, 2013 (7:05PM). In making said determination the Planning Board scheduled a site visit of the subject property for Tuesday, April 09, 2013 (6:00PM).

Reference is made to email communication received March 21, 2013 from Mark Anderson of Heritage Design Group requesting continuance.

IV. ASH STREET & GILMORE DRIVE –PUBLIC MEETING

Recommendation(s) –Street Acceptance

Mr. Bechtholdt informed the Planning Board that the Board of Selectmen voted to layout Ash Street and Gilmore Drive at its meeting of March 25, 2013. Mr. Bechtholdt also informed the Planning Board that the Selectmen signed the Inter-Municipal Agreement with Sutton for the repair/maintenance of Gilmore Drive (South Sutton Commerce Park).

The Planning Board upon motion duly made (Griggs) and seconded (Dobler) voted (4-0) to RECOMMEND STREET ACCEPTANCE AS A PUBLIC WAY -ASH STREET. The Planning Board upon separate motion duly made (Dobler) and seconded (Griggs) voted (4-0) to RECOMMEND STREET ACCEPTANCE AS A PUBLIC WAY -GILMORE DRIVE.

OLD/NEW BUSINESS

Approval of Meeting Minutes –March 12, 2013

Upon motion duly made (Griggs) and seconded (Simas) the Planning Board voted (3-0-1) to ACCEPT the meeting minutes of March 12, 2013.

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

Point of information –no discussion.

Medical Marijuana Treatment Centers –Attorney General Update (zoning)

Mr. Bechtholdt informed the Planning Board that the Board of Selectmen in action taken March 25 2013 voted to recommend the temporary zoning moratorium for medical marijuana treatment centers to be considered at the 2013 Spring Annual Town Meeting. Mr. Bechtholdt also briefly reviewed with the Board Community Planning & Development memorandum dated March 18, 2013 regarding recent Attorney General decisions concerning medical marijuana (Wakefield & Burlington, MA).

Castle Hill Farm –Presentation (Monday April 29 –Whitinsville Christian School)

Mr. Bechtholdt updated the Planning Board on discussions with Richard Lundgren (Whitin family) and Lisa Mosczynski (Metacomet Land Trust) on preservation efforts for the Castle Hill farm property, noting on March 20th the three met with Chris LaPointe of the Trust for Public Lands to see how they may assist and partner on this effort. (Jack) John H. Crawford attended the Planning Board meeting; providing an overview of topics (farming within the Valley, immigration, etc) to be discussed during his presentation scheduled for Monday, April 29, 2013 (7PM -8:30PM) at the Whitinsville Christian School - media library. A grass-root effort to preserve the historic Castle Hill property is underway with the idea of creating a “Friends of Castle Hill Farms.” Mr. Bechtholdt provided Board members with a flyer designed to help promote the preservation of Castle Hill Farm.

Open Space & Recreation Plan Update –Ad Hoc Committee

Mr. Bechtholdt informed the Planning Board that the Board of Selectmen in action taken March 25 2013 voted to establish an ad-hoc committee for the purpose of updating the town’s Open Space & Recreation Plan. The committee shall work under the general direction of the Planning Board; interested residents are asked to fill-out talent bank forms and submit them to the Board of Selectmen/Town Manager’s office. The Planning Board shall look to host the first Open Space and Recreation Plan Update meeting after Town Meeting (May 07 2013).

Camelot Subdivision –Update/Status Report

Mr. Bechtholdt advised the Board that the permanent pump has been installed and is operational; the Sewer Department and JH Engineering Group (the Board’s consultant) will be performing a series of inspections the upcoming days, however the restriction concerning the number of occupancies should

be resolved. In talking with the Building Inspector, he will be looking for a letter from the Sewer Department signing-off on the sewer installation.

Community Preservation Act –Discussion

Mr. Bechtholdt provided Planning Board members with excerpts from the Community Preservation Coalition webpage regarding the Community Preservation Act (CPA) and an overview on its adoption. Mr. Simas explained they provide technical assistance to towns considering adoption of the CPA and already have statistics for Northbridge and other helpful data files to help support local adoption of the CPA. If someone in town was willing to champion this cause all the information is already there to take to the Board of Selectmen, Finance Committee and Town Meeting.

Hemlock Carpenter Estates (LID) -Update

Mr. Bechtholdt informed the Planning Board that the developer will re-file the subdivision plan utilizing LID stormwater management; noting it's his understanding they will utilize the services of another engineering firm to prepare plans and drainage calculations.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Form A Application dated March 11, 2013 from J & F Marinella Development (Lots 5 & 6 -Hemlock Estates); ANR checklist dated 03/15/13; Email communication from Town Planner to Planning Board dated March 21, 2013 concerning St. Camillus informing the Planning Board that Mark Anderson has requested a continuance of the site plan review; Community Planning & Development memorandum dated March 7, 2013 to the Planning Board and Mark Anderson (Heritage Design Group) regarding the St. Camillus Health Center site plan review offering initial comments; Letter dated March 7, 2013 to R. Gary Bechtholdt from JH Engineering regarding St. Camillus Health Center Site Plan Peer Review Comments; Memo dated March 7, 2013 to the Planning Board from the Conservation Commission concerning St. Camillus Health Center and they determined there are no Conservation jurisdictional areas; Review Report Form dated February 14, 2013 to Town Manager/BOS, Board of Health, Conservation Commission, Building Inspector, Fire Department (Safety Committee), Police Department, DPW Highway and Sewer, Whitinsville Water Company and PB Consulting Engineer from R. Gary Bechtholdt concerning St. Camillus Health Center Site Plan Review; Memo dated March 20, 2013 to Chairman Dan Nolan (BOS) from R. Gary Bechtholdt regarding Ash Street & Gilmore Drive Vote to Layout for consideration at the Spring Annual Town Meeting; Road Acceptance & Modification Plan for Ash Street dated January 3, 2013; South Sutton Commerce Park Gilmore Drive in Sutton and Northbridge plan dated October 3, 2012; Inter-municipal Agreement by and between the Town of Northbridge and the Town of Sutton; Draft of Planning Board minutes dated March 12, 2013; Memo dated March 18, 2013 to Chairman Dan Nolan (BOS) from R. Gary Bechtholdt concerning Medical Marijuana Treatment Centers Moratorium – Zoning Amendment Article; Letter dated March 13, 2013 to Amy Warfield, Town Clerk of Burlington, MA from Martha Coakley, Attorney General regarding Burlington Annual Town Meeting of January 28, 2013 Warrant Articles (specifically with regards to a moratorium on Medical Marijuana Treatment Centers); Letter dated March 13, 2013 to Mary K. Galvin, Town Clerk of Wakefield from Martha Coakley, Attorney General regarding the Wakefield Fall Annual Town Meeting Warrant Articles (specifically regarding the ban of medical marijuana treatment centers); Castle Hill Farm information from Metacomet Land Trust; Letter dated January 30, 2013 to J & F Marinella Development Corp. from R. Gary Bechtholdt regarding the Camelot Subdivision

requesting an updated construction schedule and a detailed summary sheet specific to the status of the conditions of approval identified in the definitive subdivision – Certificate of Approval dated February 18, 2010; Letter dated March 11, 2013 to R. Gary Bechtholdt from JH Engineering concerning the Camelot Subdivision Construction Observation Report; Document from the Community Preservation Coalition concerning “Working for the Community Preservation Act;” Document from the Community Preservation Coalition regarding “CPA Adoption Overview;” Document concerning the Community Preservation Act; Letter dated March 13, 2013 to Town of Sutton Planning Board from R. Gary Bechtholdt concerning the South Town Crossing Site Plan Review / Route 146 Overlay District offering comments.

Other

None

Adjournment

Having no additional business the Board adjourned its meeting of March 26, 2013 at or about 8:10 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk