



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, April 09, 2013

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

The following members of the public were in attendance: Jennifer Rice; Thomas Melia; John Crowley; John Galvani; Eric Dias; and David Brossi

I. CITIZEN FORUM

None

II. 109 WALKER STREET

Form A -ANR Plan Review/Decision

Mr. Bechtholdt reviewed with the Planning Board ANR plan to convey Parcel A (a non-building lot) to abutting property; addressing a driveway issue prior to the sale of 109 Walker Street.

The Planning Board upon motion duly made (Dolber) and seconded (Griggs) voted (5-0) to GRANT ANR ENDORSEMENT for the conveyance of Parcel A as shown and noted on the plan.

Reference made to "Plan of Land 109 Walker Street" prepared by HS & T Group, Inc. of Worcester, MA dated April 22, 2013 to be filed with the Office of the Town Clerk as 02-FA-2013.

III. HILLSIDE GARDEN ESTATES -REVIEW/DECISION

Extension/ (Abandoned) Water Line Service

Mr. Bechtholdt noted receipt of an email communication from Randy Swigor, General Manager Whitinsville Water Company regarding the requirement for the developer (John Barges) to address the abandoned water line services in Deane Way; noting the Highway Superintendent, Robert Van Meter has since reviewed same with the water company and now recommends that all inactive water services terminate at the water main as recommended by the water company. Mr. Simas questioned if there was a long-term concern with degrading the line if not disconnected. Mr. Bechtholdt apologized for not providing copy of the email communication, however confirmed such concern was the main motivate for the corrective action.

Planning Board members agreed; voting (5-0) to have the developer address concerns as directed by the Whitinsville Water Company. Mr. Bechtholdt will advise the developer accordingly and shall also forward the Board members email communication from the water company.

IV. SHINING ROCK GOLF COMMUNITY -REVIEW/DECISION

Extension/ Bond Reduction

John Crowley (Norwood Bank), John Galvani (Norwood Bank) and Eric Dias (Tunison-Dias, Inc) met with the Board to review the status of Phase III; remaining portion of Shining Rock Drive (cul-de-sac). Planning Board members reviewed letter dated April 02, 2013 from Tunison Dias, Inc.; letter dated February 05 2013 from

Norwood Bank and reviewed copies of the following: Form G –Performance Secured by Deposit of Money (June 28 2011); Planning Board action dated December 07 2010 regarding establishment of performance bond for Phase III; Community Planning & Development letter dated October 12 2010 regarding lot release and performance surety (Phase III); and copy of report prepared by Malley Engineering Co., Inc (Planning Board consultant –at that time) dated October 08 2010.

Mr. Galvani provided a brief overview of the subdivision development, noting cracks in the sidewalk will be addressed accordingly and the remaining streetlights (3) have been wired and are ready for National Grid (awaiting service schedule). Mr. Galvani mentioned the lots converted to 14 condominium-units along the remaining portion of Fairway Drive may come under agreement soon.

Mr. Bechtholdt asked if the concerns noted last fall, which prevented street acceptance of Shining Rock Drive (cul-de-sac) had been addressed (driveway relocations, curbing damage, etc.); Mr. Dias confirmed. Mr. Palmer thanked the bank for taking care of the concerns. Mr. Bechtholdt reminded the Board that the amount of \$48,200 currently being held for Phase III, may also include additional funds for guaranteeing the street trees along Clubhouse Lane, which have now been planted some 18-months ago. Mr. Dias noted Tunison-Dias, Inc. continues to monitor the street trees along Shining Rock Drive and would be happy to provide a report of the same for Clubhouse Lane, noting the species of trees planted along Clubhouse Lane bud later in the spring. Ms. Gaudette indicated that she would drive through the subdivision to check on the street trees, suggesting Northbridge had a tough winter however the trees should be fine.

Mr. Bechtholdt suggested if the Board reduces the bond amount held for Phase III they should do so pursuant to the cost estimates of JH Engineering Group (the Board's consultant) and subject to the Department of Public Works consent of the same. Mr. Bechtholdt also reminded the developer (Norwood Bank) that the Planning Board typically only grants one-year extensions; should another extension be warranted they may simply request another.

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (5-0) to reduce the performance bond currently held for Phase III –Shining Rock Drive from \$48,200 to an amount to be determined by JH Engineering Group, the Planning Board's consultant, subject to the review and consent of the same by the Department of Public Works.

Upon motion duly made (Griggs) and seconded (Dobler) the Planning Board voted (5-0) to grant a one-year extension for the completion of Shining Rock Golf Community through June 30, 2014.

Mr. Bechtholdt indicated he would contact Jeff Howland of JH Engineering Group on providing an updated punchlist and cost estimates for remaining improvements for Phase III –Shining Rock Drive.

V. PRESIDENTIAL FARMS -REVIEW/DECISION

Extension/ Phase IV/Open Space parcels

David Brossi (developer) provided the Planning Board with a brief overview and update on the status of Presidential Farms, noting home construction and sales continue within Phase 3, however would like the okay to start Phase 4, suggesting he has potentially 5 pre-sales lined up. Mr. Brossi explained although he has a number of remaining house lots within Phase 3, some homes may require an injector-pump for the sewer as

some lots slope down from the roadway; not a big deal but some prospective buyers have expressed concerns and opted a preference for (level) lots within Phase 4.

Mr. Brossi reminded the Board prior to home construction within Phase 4 the subdivision approval requires improvements to Parcel A and Parcel D be satisfied (recreation lot & bike/walking path). Mr. Brossi asked the Board to consider modifying this condition allowing for home construction within Phase 4 now and satisfy the recreation and bikeway improvements prior to Phase 5. Mr. Brossi indicated a willingness to construct the bikeway and walkway as required, however suggested if the Board would like him to consider alternatives where there may be a greater need for the town he would be willing to work with them.

Ms. Gaudette indicated that she was on the Planning Board when the bikeway/walkway was first considered; however feels perhaps the Board should now explore other options. Mr. Bechtholdt explained that the developer may initiate roadway construction (Phase 4) once the Planning Board approves the Sediment and Erosion Control Plan prepared by Guerriere & Halnon, Inc. (copy of which provided to the Board); however would need to satisfy Condition #36 etc. specific to the open space parcels (A & D) prior to lot release and home construction.

Mr. Bechtholdt suggested the Board approve the Sediment & Erosion Control Plan, which has been forwarded to JH Engineering Group (Board's consultant) and the Conservation Commission for review. Mr. Bechtholdt added that he would be hesitant to delay the open space improvements until Phase 5. Mr. Bechtholdt offered if the Board approved the erosion control plan tonight would allow developer to start construction (roadway) within Phase 4 and when at a point where Mr. Brossi would like to discuss the open space option he may coordinate a meeting with the Planning Board through the Community Planning & Development office. Mr. Simas inquired about the approximate cost for the required improvements (Parcels A & D); Mr. Brossi could not provide an amount at this time. The Board briefly reviewed overall phasing of the subdivision development (1-5). Mr. Simas asked if the Board's consultant (JH Engineering Group) needs to review before the Board acts on the erosion control plan; Mr. Bechtholdt indicated once construction commenced JH Engineering would inspect activity, the Conservation Commission met earlier last month (February/March) to discuss erosion controls, noting roadway includes a wetland crossing. Mr. Brossi explained the sewer line and crossing were done some time ago.

Upon motion duly made (Palmer) and Seconded (Griggs) the Planning Board voted (5-0) to accept the erosion control plan for Phase 4 –Presidential Farms.

Upon motion duly made (Palmer) and seconded (Dolber) the Planning Board voted (5-0) to grant a one-year extension for the completion of Presidential Farms through June 30, 2014.

Mr. Brossi will communicate with the Community Planning & Development office regarding the open space requirements for parcels A & D.

Reference made to email communication from David Brossi received February 07, 2013 regarding Presidential Farms; Community Planning & Development memorandum dated February 07, 2013 regarding Presidential Farms; and Construction Sequence & Erosion Control Plan for Phase IV Presidential Farms prepared by Guerriere & Halnon, Inc dated February 04, 2013.

OLD/NEW BUSINESSApproval of Meeting Minutes –March 26, 2013

Upon motion duly made (Dolber) and seconded (Griggs) the Planning Board voted (4-0-1 [Palmer]) to ACCEPT the meeting minutes of March 26, 2013.

Open Space & Recreation Plan Update –Ad Hoc Committee

Mr. Bechtholdt suggested the Planning Board host a public workshop next month aimed to help generate interest in attracting residents to participate in the Open Space plan update. Ms. Gaudette offered she had not had the opportunity to review the action items of the current plan and suggested the Planning Board hold-off on scheduling a meeting at this time.

Linwood Mill Lofts –Condition of Approval #13 (Special Permit)

Tabled discussion at the request of EA Fish Development (developer)

Farnum Circle/Definitive Subdivision Modification –Scheduling of Public Hearing

Planning Board agreed to schedule public hearing for the modification of Farnum Circle for Tuesday, May 28, 2013.

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

Point of information –no discussion

Camelot Subdivision –Update/Status Report

Mr. Bechtholdt advised the Planning Board he was unaware of any concerns with the sewer pump station, noting the Sewer Superintendent (and the Board's consultant -JH Engineering Group) have been contact with the developer (J&F Marinella Dev.) Mr. Bechtholdt also noted receipt (copy provided) of a construction scheduled prepared by J&F Marinella Dev specific to the sewer pump station dated March 25, 2013.

Pine Knoll Affordable Units (LIP) –Update

Developer (J&F Marinella Dev) has yet to satisfy the affordable unit requirements.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: (draft) Planning Board agenda for the April 23, 2013; memorandum from Community Planning & Development dated April 1, 2013 to Rob Van Meter, Highway Superintendent, and James Shuris, Director of Public Works regarding Hillside Garden Estates – Deane Way Water Service; Letter dated November 1, 2010 to John Barges from Randy Swigor, Whitinsville Water Company, concerning Hillside Garden Estates Water Service; Letter dated April 2, 2013 to Planning Board from Eric Dias, Tunison Dias, Regarding Shining Rock Drive Construction Status Update and Completion Date Extension Request; Form G Performance Secured By Deposit of Money dated June 28, 2011 for Norwood Cooperative Bank (Shining Rock Golf Community Definitive Subdivision & Site Development Plan); Letter dated December 7, 2010 to Doreen Cedrone, Town Clerk, from Community Planning & Development Regarding Shining Rock Golf Community Performance Bond – Phase3 (Shining Rock Drive); Letter dated October 12, 2010 to Eric Dias, Tunison Smith (Dias) from Community Planning & Development concerning Shining Rock Golf Community Performance Surety / Lot Release Request; Letter dated October 8, 2010 to Planning Board from James Malley, Malley

Engineering Company, concerning the Bond Estimate Shining Rock Drive Extension; Plan of Shining Rock Golf Showing Phasing dated 1/12/10; Letter dated February 5, 2013 to Planning Board from John Galvani, Norwood Bank, concerning Shining Rock Construction Status Update and Completion Date Extension Request; Email dated February 7, 2013 to Gary Bechtholdt from David Brossi Regarding Presidential Farms Request for Extension; Plan of Presidential Farms Construction Sequencing & Erosion Control Plan dated February 4, 2013; Plans of Presidential Farms Proposed Recreation Area Plan dated February 6, 2001; Memo dated February 7, 2013 to Planning Board from Community Planning & Development concerning Presidential Farms Status; (draft) Planning Board Minutes for March 26, 2013; Memo dated March 27, 2013 to Doreen Cedrone, Town Clerk, from Theodore Kozak, Town Manager regarding Open Space & Recreation Plan Update Ad-Hoc Committee; Notice Open Space & Recreation Plan Update Committee; Document dated March 25, 2013 from J & F Marinella Development, Inc. regarding the Camelot Sewer Pump Station Schedule; Letter dated March 27, 2013 to Doreen Cedrone, Town Clerk, from Community Planning & Development concerning Ash Street recommendation for Street Acceptance; Letter dated March 27, 2013 to Doreen Cedrone, Town Clerk, from Community Planning & Development concerning Gilmore Drive -recommendation for Street Acceptance; Community Planning & Development memorandum dated January 2, 2013 to Theodore Kozak, Town Manager concerning Quarterly Report (October–December 2012); Community Planning & Development memorandum dated April 1, 2013 to the Town Manager and Board of Selectmen regarding Quarterly Report (January–March 2013); & (copy of) 2013 Planning Board meeting calendar.

Other

David Brossi provided the Planning Board with a brief update on the status of Ashton Place, redevelopment of the former Northbridge Nursing Home into 23 apartment units. Mr. Brossi is excited how things are turning out and is looking forward to having the Planning Board visit the site within the next month for a tour. Board members congratulated him on the work to date and expressed an interest in visiting the project. Mr. Brossi will coordinate with the Community Planning & Development office to schedule a site visit. Mr. Bechtholdt provided Board members with copies of the Community Planning & Development's Quarterly Reports (October-December 2012 & January-March 2013).

Adjournment

Having no additional business the Board adjourned its meeting of April 09, 2013 at or about 7:55 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk