



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, May 27, 2014

Brett Simas, Chairman called the meeting to order at 7:10 PM. George Murray and Mark Key were in attendance; R. Gary Bechtholdt II, Town Planner was also present. Cindy Key, Associate member and Barbara Gaudette were absent; Janet Dolber decided not to seek re-election (May 20 2014).

The following members of the public were in attendance: David Brossi (Developer, Presidential Farms); Stephen O'Connell (Andrews Survey & Engineering); Joseph Leonardo (Terreno Realty); Normand Gamache (Guerriere & Halnon, Inc.); William Giannopoulos; and Gary Moyer (Architect).

Mr. Simas congratulated Mr. Key on his re-election to the Planning Board; Mr. Key thanked the Board and confirmed that he was sworn-in by the Town Clerk. Mr. Simas noted with the absence of Ms. Gaudette and the non-attendance of the newly elected member the Planning Board may proceed its meeting with a quorum of three members (no objections).

I. CITIZEN FORUM

Mr. Simas solicited public comment during Citizens Forum; having none the Planning Board looked to David Brossi, developer of the Presidential Farms subdivision for an update.

Presidential Farms Subdivision -Status Report/Update & Extension Request

Mr. Brossi briefed the Planning Board on the status of the subdivision development, explaining with the improved economy the entirety of Phase III (house lots) have been sold. Mr. Brossi noted that approximately 75% of the roadway within Phase IV is cut-in with plans to finish up remaining roadway work (final paving, etc.) of Phase III this year. Mr. Brossi indicating the streetlight matter has been addressed, awaiting National Grid to do the install and hook-up. Mr. Brossi added, the drainage system within Phase IV is also in with detention basin constructed (grass growing /stabilized).

Mr. Bechtholdt asked Mr. Brossi on the status of Phase II, noting the Board is currently holding a performance bond; Mr. Brossi indicated all the work is completed, noting the bond is for Washington Street. Mr. Bechtholdt asked if he would like the Planning Board to have its consulting engineer (JH Engineering Group, LLC) to perform an inspection report for the purpose of issuing a bond reduction for Phase III. Mr. Brossi suggested the Board wait a couple of weeks, where he may look to establish a new bond for Phases III & IV. The Planning Board indicated they were agreeable to this. Mr. Murray questioned the status of the Lenders Agreement for Phase III; Mr. Brossi confirmed that it was still valid and current; will provide the Planning office with updated information.

Mr. Bechtholdt recommended the Planning Board grant a one-year extension for the date of completion of Presidential Farms, noting the developer continues to make progress on the completion of the subdivision and is very responsive to inquiries and concerns brought forth.

Upon motion duly made (Murray) and seconded (Key) the Planning Board voted (3-0) to GRANT a one-year extension for the completion of Presidential Farms through June 30, 2015.

In making said determination the Planning Board directed Mr. Brossi to provide the Board with an updated lenders agreement for Phase III; Mr. Brossi agreed.

Mr. Bechtholdt asked Mr. Brossi how Ashton Place (2356 Providence Road) was progressing. Mr. Brossi indicating project is in great shape, noting that all 23 of the residential apartment units have been completed; needs to address an issue with one of the handicapped parking space. Mr. Brossi noted project cost was a little higher than first thought but is very pleased with the results; Planning Board members congratulated him and wished him well.

II. PRE-SUBMITTAL

135 Providence Road (Salvation Army) –Proposed Site Development Expansion

Normand Gamache (Guerriere & Halnon, Inc.) on behalf of William Giannopoulos (one of the principle owners) and Gary Moyer (architect) met with the Planning Board to review (pre-submittal) proposed site development plan for 135 Providence Road. Mr. Gamache described the locus area and explained to the Board the current site includes the Salvation Army and undefined parking; the proposed will incorporate the abutting property to the west (multi-family); redevelopment will include a building expansion (±17,200 square-feet) of commercial space; property is zoned Business-One (B1) and abuts to the rear the Providence & Worcester Railroad. The site layout will be revised to formalize parking and redefine curb-cuts (2) on Providence Road (Route 122). Mr. Gamache and Mr. Moyer reviewed with Board two presentation boards; first showing existing conditions (aerial-view of existing buildings, parking, curb-cuts, etc.) and the other showing a conceptual layout of the proposed expansion. Mr. Gamache indicated that he has had preliminary conversation with the Town Planner and Inspector of Buildings; noting no issues concerning proposed layout has been raised. Mr. Gamache reviewed with Board proposed turning movements (looking to increase curb-cut, aisle width and other zoning to improve circulation). Proposal will improve screening of Salvation Army drop-off, etc. Mr. Moyer reviewed proposed landscaping and turning movements, loading areas, parking, etc. suggesting as part of the site plan review will look to the Planning Board for relief concerning landscape islands. The Planning Board in reviewing the proposed indicated its support of the parking layout as presented. Board reviewed potential buffer areas and landscape screening. Mr. Bechtholdt noted that the Building Inspector has reviewed the concept plan and was comfortable with the parking layout showing no landscaped islands provided the Planning Board was agreeable and noted its approval of same in its decision. Mr. Bechtholdt asked if a curb-cut permit from Mass Highway (Route 1122) would be required; Mr. Gamache indicated they are changing one of the existing curbs and will file the necessary application(s) with the state. Mr. Bechtholdt also noted as part of the site plan filing, the Planning Board would hire a third party engineering consultant to review the plan (stormwater, etc.) to be paid for by the Applicant/Engineer. Mr. Gamache noted they are performing traffic counts and will provide a traffic study as part of the site plan review submittal. Mr. Gamache anticipated filing application in time for the June 24, 2014 Planning Board meeting. The Board thanked Mr. Gamache and others for attending; indicating its support of the proposed project.

III. Form A's

660 MENDON ROAD –REVIEW/DECISION

Assessor Map 31 Parcel 91

Normand Gamache (Guerriere & Halnon, Inc.) on behalf of the applicant reviewed with the Planning Board ANR plan entitled “Plan of Land in Northbridge, MA” for 660 Mendon Road. Mr. Bechtholdt noted the plan has been revised to address concerns noted in ANR Checklist prepared by the Planning office.

Mr. Gamache noted they have been in contact with the Army Corps and have received the necessary approvals to install the driveway (common drive) and proposed homes within the subject property which is subject to a deeded flowage easement, as noted on the plan.

Upon motion duly made (Murray) and seconded (Key) the Planning Board voted (3-0) to GRANT ANR endorsement; creating Lot 3, Lot 4 & remaining land of Michael Pelkey as shown and described on the plan.

The Planning Board signed the ANR plan at the conclusion of the meeting.

IV. LEONARDO ESTATES –CONTINUED PUBLIC HEARING

§222-9 Definitive Subdivision (603 Highland Street)

Mr. Simas welcomed Stephen O’Connell (Andrews Survey & Engineering) and Joseph Leonardo (Owner/Applicant). Before taking testimony from the Applicant/Engineer Mr. Simas solicited input from the public in attendance; having none the Board reviewed with the Applicant/Engineer the updated submittal.

Mr. Bechtholdt noted copies of the following have been included in the Planning Board’s packets: Technical Review Meeting Notes from May 20, 2014; JH Engineering Group, LLC report dated May 21, 2014; email communication from Fire Chief Nestor (received May 22, 2014) concerning the acceptance of proposed street name (Windstone Drive); Community Planning & Development memorandum dated May 08, 2014 (comments relative to revised plan); and a draft decision prepared by the Planning office. Mr. O’Connell provided the Planning Board with two communications from Andrews Survey & Engineering: dated May 23, 2014 –general narrative highlighting changes to the subdivision proposal and definitive plan & dated May 22, 2014 –detailed response letter addressing concerns raised by the various municipal departments.

Mr. O’Connell reviewed the letter dated May 23, 2014: change from low pressure sewer to a gravity sewer system; elimination of the open space parcels; altered the wetland crossing design (DPW satisfied, will require a separate building permit from the Building Department); provided an air release valve at the high points of the water main; relocated sidewalk to opposite side of subdivision road; incorporated a 2:1 slope along roadway entrance in lieu of boulder retaining wall; provided for insulated water pipe at wetland crossing; obtained approval of street name; approval from DPW Director to locate sewer manholes in the center of the travel ways as opposed to the center of the roadway (Mr. Bechtholdt noted the Sewer Superintendent wanted the sewer in the center of the roadway); approval from the DPW Director concerning location of street lights and type of fixtures to be used, access for maintenance of drainage systems, sloped granite curbing, and cast-in-place retaining wall at the wetland crossing; determination from the DPW Director once sewer extension is completed roadway will be repaved edge to edge; increased slope of sewer main in Highland Street to a minimum of 1% (and section within subdivision); extended sewer main into intersection of Highland Street and the subdivision roadway; relocation of existing utility pole; and reduced the amount of proposed street trees to the minimum required per the Subdivision Rules & Regulations.

Mr. O’Connell briefly reviewed Andrews Survey & Engineering, Inc. response letter dated May 22, 2014. Mr. Howland (JH Engineering Group) indicated he would need to review the revised plans to confirm remaining issues, noting it appears all issues have been addressed; Mr. Bechtholdt noted at this stage of

review the Board may look to finalize its decision and subject prior to endorsement would have its consulting engineer review the final plans to confirm that all outstanding issues (if any) have been resolved prior to plan endorsement.

Mr. O'Connell indicated the plans have been revised to address all comments received including the May 08, 2014 Community Planning & Development memorandum. Mr. Bechtholdt noted the subdivision plan shows two potential frontage lots (Parcel A & Parcel B) the creation of these lots could be done through the recording of a definitive subdivision or via a separate ANR plan approval; noting the definitive subdivision may be specific to the eighteen house lots permitted in the subdivision regulations (allowing more than 18 dwellings to be serviced on a cul-de-sac). Parcel A and Parcel B would not be subject to Covenant of the subdivision; sewer (gravity) would need to be physically in prior to issue of building permits for Parcel A & B. Board discussed potential access for Parcel A & Parcel B, determining based upon safety, limiting the number of curb-cuts on Highland Street driveways for proposed frontage lots may be accessed from the subdivision roadway.

Mr. Bechtholdt confirmed with Mr. O'Connell that the stormwater O&M Plan was revised to note that the Owner/Applicant (developer) would be responsible for the maintenance of the basin and other related infrastructure until such time the roadway is accepted by the town, where after the town will assume responsibility not the homeowners as the Director of Public Works may have suggested.

The Planning Board reviewed with the Applicant/Engineer and the general public in attendance the draft conditions of approval (decision) for the Leonardo Estates Definitive Subdivision. The Planning Board conditions of approval and the Conservation Commission Order of Conditions shall be listed on the definitive plan set; the recordable sheets (Worcester Registry of Deeds) shall reference by date the Planning Board Certificate of Approval and Conservation Order of Conditions.

Planning Board reviewed waivers; landscaping within cul-de-sac (juniper or similar); wetland crossing (require building permit prior to construction); adequate access from public way (existing edge to edge repaving as suggested by the Director of Public Works). Mr. Leonardo indicated that he had a good conversation with the Director of Public Works, suggested as part of the repaving of Highland Street willing to extend the edge to edge repaving beyond the subdivision entrance through to Parcels A & B; in doing so look for consideration to support a request to reduce the sewer extension permit fee. Mr. Leonardo asked the Planning Board if they would be willing to support this idea as well. Mr. Bechtholdt suggested such an arrangement should be made with the Director of Public Works, Sewer Superintendent and the Board of Selectmen (not the Planning Board). Mr. O'Connell noted he has spoken with the Director of Public Works who is agreeable however the DPW Director feels it's not his determination. Board members understood the reasonings; to have developer do the additional roadway work rather than town in exchange for a reduction in the sewer hook-up fees, however noted the town's fee schedule (sewer permits, etc.) was not within their purview and did not feel comfortable taking such position. The Planning Board suggested that discussion and arrangement would be up to the Board of Selectmen who set the fees. The Planning Board noted they would not require the additional repaving as part of its subdivision approval, the repaving would be specific to the limits of disturbance where the sewer line was extended; from its current terminus of Benson Road through to the intersection of Highland Street, along Highland Street to the X-country easement and then back out onto Highland Street at the subdivision intersection.

Planning Board reviewed location of utility pole to be relocated, recommending it be located on the southerly side of the subdivision roadway, noting National Grid may in fact located pole to the north (locating pole south of entrance is to be considered a recommendation and not a requirement); Board then reviewed driveway access for Parcel A & Parcel B; allowing for access, provided location of driveways do not conflict with school bus drop-off/pick-up and community mailbox; maintenance of mailbox will be homeowners and not the town.

Planning Board reviewed with Mr. O'Connell and Mr. Leonardo the existing house lots to receive sewer laterals to be installed by the Owner/Applicant (developer) of the subdivision development. Mr. O'Connell confirmed elevations would work for the gravity line installation at the roadway. Planning Board added condition where prior to installation Owner/Applicant (developer) shall coordinate and confirm with individual homeowners preferred locations of the laterals. Mr. O'Connell & Mr. Leonardo suggested they have already spoken with a number of the homeowners regarding sewer laterals.

Mr. O'Connell indicated that the sewer analysis is still being performed, has not received information from the Director of Public Works of CDM-Smith, their consultant. Mr. Bechtholdt noted the third-party analysis is a requirement of the sewer extension and needs to be performed, suggesting adding a condition noting such in the Board's decision should be included. The Board then reviewed requirements for access/utility easement areas (grass-paver would not require bollard, paved access would need a gate); monetary gift (donation) of \$5,000 prior to building permit of the fourth house lot within Phase I or prior to lot release within Phase II; the street name of Windstone Drive; the need to deposit Review & Inspection funds prior to construction; utilization of existing dwelling on Parcel B as a construction trailer with consent of Building Inspector; the construction entrance; utilization of dribble berm rather than a temporary cape cod berm; the phasing the project (Phase I & Phase II); installation of a temporary cul-de-sac (2" binder course, min. 60' diameter –to be verified by Fire Chief, utilities, etc.).

Mr. O'Connell asked if building permits could be issued prior to lot release; restricting occupancy. Mr. Bechtholdt indicated his preference would be to restrict building permits to only those with lot release, noting the Planning office loses control when homes are allowed to be built prior to lot release; adding the allowance permitted by the Planning Board for the Camelot and Hemlock Estates subdivisions create tracking issues and confusion with perspective buyers; something he does not want to recreate for other subdivisions. Mr. Bechtholdt explained to the Board and the Applicant/Engineer that he has included in the draft a condition which would restrict lot release until the streetlights are installed and operational rather than prior to occupancy, noting inevitably the streetlights do not get turned on; requiring them prior to lot release will ensure the street lights are installed (Planning Board agreed). The Planning Board reviewed with the Applicant/Engineer the need to install a private way sign along with the street name sign at the subdivision entrance.

Mr. Key expressed concern with potential clear-cutting of trees and leaving house lots barren for a prolonged period of time; Mr. O'Connell and Mr. Leonardo suggested they intend to minimize tree clearing noting having large mature trees may add value to the homes, not looking to clear-cut the trees or have large areas open.

At the conclusion of their review of the draft Mr. Simas once again solicited input and comment from the public; having none the Board upon motion duly made (Murray) and seconded (Key) voted 3-0 to CLOSE the public hearing for Leonardo Estates definitive subdivision.

Upon motion duly made (Murray) and seconded (Key) the Planning Board voted (3-0) to APPROVE WITH CONDITIONS the definitive subdivision plan for Leonardo Estates.

Conditions of Approval include: §222-9 C (14) a: Waive requirement to provide two (2) benchmarks on each Profile Sheet prior to plan endorsement; during construction, vertical and horizontal survey control markers shall be furnished; §222-9 D (9) b: Waive requirement to perform test pits, borings or soundings along the centerline of each street; test pits, borings and/or soundings shall be performed as noted herein; §222-10 B (3): Waive requirement for the projection of the right-of-way to adjoin property; as noted herein subdivision shall terminate in a cul-de-sac, future provisions for street extension shall not be required; §222-10 D (1): Waive requirement for 4-foot grass strip; grass strip shall be reduced to 2½-feet as shown on the approved definitive subdivision plan; street trees shall be located outside the right-of-way within a 10-foot wide “sidewalk and landscaping easement”, as shown on the approved definitive plan; §222-10 E: Prior to Planning Board endorsement the approved street name shall be included on the definitive subdivision plan; §222-13: Waive requirement to show fire alarm system; fire alarm boxes shall not be required as per the Northbridge Fire Chief; §222-27 A: Allow sloped granite curbing along the entire length of the subdivision roadway, with vertical granite curbing at the wetland crossing, rounding at intersection, headers and transitions at each catch basin, as shown on the approved definitive plan; Table II, Standards for cul-de-sac: Allow reduction of landscaped island (40-foot radius) to increase travel lane, as shown on the approved definitive plan; §222-10 D (1) /Table II: -Waive requirement of dead-end not to exceed 500 feet unless water system is looped; and §222-10 D (1) /Table I: -Allow sloped granite curbing at center of cul-de-sac island, as shown on the approved definitive plan; Table II –Standards for Cul-de-sacs –allow for the two frontage lots (Parcel A & Parcel B) to be serviced by the subdivision roadway; All requirements and standards not explicitly waived in this Certificate of Approval for the Leonardo Estates subdivision shall comply with the Northbridge Subdivision Rules & Regulations; Leonardo Estates is a single-access subdivision roadway (40-foot right-of-way) terminating in a cul-de-sac off Highland Street; to include up to eighteen (18) single-family house lots and Parcels A & B on Highland Street. The subdivision project shall extend municipal sanitary sewer (gravity) from Benson Road to Highland Street and shall be serviced by public water; Definitive Subdivision shall be built in accordance with the Subdivision Rules & Regulations of the Town of Northbridge (2009) except as stated otherwise in this Certificate of Approval; eighteen (18) single-family house lots authorized by this Certificate of Approval shall be serviced by public water and municipal sanitary sewer (gravity line) as shown on the Definitive Subdivision Plan and as otherwise noted herein; No lots in this definitive subdivision shall be further subdivided except in accordance with the Subdivision Control Law (Massachusetts General Laws) and the Town of Northbridge Subdivision Rules and Regulations; Owner/Applicant shall comply with all applicable laws, by-laws, rules, regulations, and codes; and shall obtain all the necessary permits and approvals, including but not limited to Conservation Commission Order of Condition, Northbridge Fire Department blasting permit, water/sewer extension permits, street excavation, and/or access to public way permits; Approval of the Definitive Subdivision Plan shall not be construed to be an acceptance or dedication of any way shown on plan, nor serve as final approval of any off-site improvements for work associated with the water, sewer or other utility installation required for this project; Approval of this Definitive Subdivision Plan shall be subject to conditions set forth by the Northbridge Conservation Commission in an Order of Conditions issued for this project; Any

alteration of the approved Definitive Subdivision shall require Planning Board approval; significant changes may require a modification as described in the Northbridge Subdivision Rules and Regulations Section 222-44 [Modifying, amending or rescinding a definitive plan]. Minor changes, deemed construction changes by the Planning Board shall be approved by the Board; Cut & Fill amounts shall be clearly noted on the Definitive Subdivision Plan. A notation shall be made on the plan indicating that all erosion mitigation measures are to be in place prior to construction; notation shall also be included indicating a construction entrance will be installed prior to and maintained during construction; Clear-cutting of trees within the subject property shall not be permitted; prior to undertaking initial site clearing and commencement of construction, the limit of clearing and limit of work must be suitably marked and inspected by the Planning Board's designee (JH Engineering Group, LLC); acceptable field markings may include hay bale & silt fence, snow fence, or similar; Owner/Applicant agrees to employ selective clearing practices of existing trees within the individual house lots of the project development. A limit of clearing plan shall be provided to the Building Inspector and Conservation Commission as part of the building permit application for each house lot; Drainage shall be designed to prevent impacts of downstream flooding. The stormwater system must comply with all applicable stormwater management regulations; Owner/Applicant shall ensure no adverse downstream impacts due to project; Pursuant to §222-11 F [Storm drainage] of the Subdivision Rules & Regulations, the Planning Board may require provisions of subsoil drains, along or near the edge of the travel way, in addition to the trunk line system, wherever, in its opinion, groundwater conditions in the subsoil warrant such drains; Installation of sloped-granite curbing shall be permitted along each side of the subdivision roadway and landscaped island cul-de-sac. Vertical-granite curbing shall be installed along the wetland crossing, catch basin inlets and as otherwise shown on the Definitive Subdivision Plan. Installation of granite curbing shall be performed in accordance with Mass Highway standards; Street lights shall be installed within the subdivision at locations pursuant to the town's Street Light Policy (Board of Selectmen). Lighting fixtures shall be approved by the Department of Public Works and installed and operational prior to issuance of lot release; Street trees, a minimum of two (2) per lot, shall be planted along the limits of the subdivision right-of-way (roadway layout); not within the grass-strip. The tree species (native) shall be selected from the Northbridge "Best Development Practices Guidebook" based upon site conditions and suitability. All street trees shall be canopy trees and when installed shall be at least twelve (12) feet in height and two (2) inches caliper; The required landscape island in the center of the turnaround (cul-de-sac) shall consist of one (1) native draught-tolerant, low-maintenance tree and shrubs selected from the town's "Best Development Practices Guidebook" (December 2009); All required utilities shall be placed underground at the time of initial construction; the Planning Board may permit transformers, switches and other such equipment to be placed on the ground in locations screened from view with evergreen shrubbery; Subdivision roadway design shall conform to Mass DOT standard specifications and as otherwise required by the Director of the Department of Public Works. Water service and municipal sanitary sewer shall be designed and installed to specifications as required by the Whitinsville Water Company and the Northbridge Department of Public Works Sewer Division; The arch culvert (roadway wetland crossing) and associated retaining walls (cast-in-place) shall be designed by a professional engineer (PE) to Mass Highway standards for bridge design. Plans shall be reviewed and approved by Building Inspector, Department of Public Works and Professional Engineering Consultant on behalf of the town (Planning Board) and the Department of Public Works prior to construction; Fencing shall be provided along the wetland crossing as shown on the definitive subdivision plan and as may be required along the sidewalk as determined by the Director of Public Works; Pursuant to Section 222-10 C (2) [Adequate access from public way], the Planning Board determined Highland Street can handle the additional traffic estimated for this project, no major physical improvements to Highland Street shall be required of the Owner/Applicant other than curb-to-

curb (existing edge to edge) resurfacing of Highland Street, Benson Road and the Highland Street/Benson Road intersection and the installation of a street light at the entrance of the subdivision road on Highland Street: (a) Edge to edge pavement resurfacing shall commence at the current terminus location of the municipal sewer on Benson Road, extending through the Benson Road/Highland Street intersection to the X-country sewer easement off Highland Street and the subdivision entrance at Highland Street and (b) A street light shall be installed at the subdivision entrance on Highland Street; Planning Board recommends the existing utility pole be relocated to the south of the entrance to promote favorable sight distances for vehicles existing onto Highland Street; The subdivision roadway shall terminate as shown on the Definitive Subdivision Plan and shall not be extended beyond the limits of the planned public way; future access to adjacent property shall be restricted and not permitted. The subdivision roadway shall provide access to service the eighteen (18) single-family house lots and may also provide access for Parcel A & Parcel B; provided location of driveways do not conflict, in the opinion of the Planning Board with the designated school bus drop-off/pick-up parking and the community mailbox locations. Said parking area shall be reserved for drop-off/pick-up and shall not be utilized for long-term parking of any kind; Pursuant to Section 222-11 G [Storm drainage] –catch basins shall not be located at driveway entrances under any circumstances; notation shall be added to the plan noting this restriction; If so required by the local US Postal Service, the Owner/Applicant shall provide for and dedicate an area for mail delivery. Access to and maintenance of this facility (central mailbox) shall remain, in perpetuity the responsibility of the Owner/Applicant and/or the individual homeowners and not that of the Town of Northbridge; Owner/Applicant shall extend public sanitary sewer (via gravity line) along Benson Road and Highland Street under the direction of the Sewer Superintendent and Director of Public Works. The route of the sewer extension (gravity line) shall be from its current terminus on Benson Road, through to the Highland Street intersection, along Highland Street to point where the gravity sewer line shall then extended into the subject property (via a X-country easement) to service the subdivision house lots and Parcel A & Parcel B on Highland Street as shown on the definitive plan; the sewer (gravity line) shall extend and terminate at the subdivision entrance in Highland Street (sewer manhole) with a lateral provided for the existing house lot on Highland Street (616 Highland Street); Changes or alterations to the route (sewer line extension) necessitated by the Owner/Applicant and/or the town shall require a new filing with the Planning Board for a definitive subdivision modification as provided for in the Subdivision Rules and Regulations. Such changes or alterations may not be considered a construction change or minor modification when the location of the sewer extension (route) alters or impacts adjacent existing house lots; Pursuant to Section 222-12.1 E [Sewerage] of the Northbridge Subdivision Rules & Regulations, the Owner/Applicant shall install laterals to each existing house lot along its route; laterals shall be installed by the Owner/Applicant (Developer) and provided (to be located at the edge of the right-of-way) for the following properties: 522 Highland Street (AP23/55); 527 Highland Street (AP16/52); 546 Highland Street (AP21/178); 549 Highland Street (AP17/13 – two services to be provided); 560 Highland Street (AP21/16); 566 Highland Street (AP21/15); 576 Highland Street (AP21/14); 579 Highland Street (AP17/14); 582 Highland Street (AP21/12); 603 Highland Street (AP17/15 & 16 -Parcels A & B); and 616 Highland Street (AP21/11); Prior to installation of the sewer laterals, Owner/Applicant shall coordinate and confirm with the individual homeowners preferred location(s) of the services; in instances where an agreement cannot be reached, the placement of the sewer lateral shall be determined by the Director of Public Works; As directed by the Director of Public Works a third-party engineering analysis of the downstream collection system (sanitary sewer) shall be completed to determine if there is sufficient excess capacity to accept the proposed peak flow from this project; any deficiencies identified shall be corrected by the Owner/Applicant prior to accepting new flows from this project; Owner/Applicant shall coordinate installation of the water main and services with the

Whitinsville Water Company (508-234-7358); materials to be used shall be sized and installed to the specifications of the Whitinsville Water Company; Owner/Applicant shall coordinate associated offsite infrastructure work with the Director of Public Works for a Road Opening Permit pursuant to the town's Road Opening Permit Rules & Regulations (as revised); Once installation of the water main and the sewer service extension is completed and verified by the Whitinsville Water Company and Department of Public Works the Owner/Applicant, under the direction of the Director of Public Works shall improve Benson Road and Highland Street; such improvements shall include curb-to-curb roadway resurfacing of the roadways and the Benson Road/Highland Street intersection and as otherwise noted therein; Concrete aprons shall be installed at all sidewalk/driveway locations within the subdivision development; to be installed in accordance with AAB Architectural Access Board standards and regulations; A 20-foot wide Access/Utility easement shall be provided from the subdivision right-of-way to all infiltration/detention ponds and level spreader areas; access shall be surfaced with an 8-foot width crushed rock, lattice-block pavement or other acceptable surface as determined by the Department of Public Works. A concrete apron shall be installed at the roadway intersection; the maximum grade (slope) of the access easement shall be 15%, unless otherwise permitted by the Department of Public Works. Owner/Applicant (or homeowner) may install fencing and/or plant landscaping for screening along the easement area, provided access is not restricted. A turn around area may be provided for as required by the Director of Public Works; As part of the subdivision development the Owner/Applicant agrees to provide the town with a monetary contribution (gift) of \$5,000.00 towards improvements to town recreational facilities. The town, at the discretion of the Director of Public Works shall utilize funds for improvements such as, but not limited to expansion/improvements to existing ball fields, parking area and compliance with ADA standards. Such contribution shall be provided to the town prior to the issuance of building permit of the fourth house lot within Phase I or prior to the issuance of lot release within Phase II of the subdivision development; Administrative fees for Lot release, Definitive modification, Bond reduction/release, and Street acceptance shall be provided pursuant to Section 222-40 C [Submission Fees] of the Northbridge Subdivision Rules & Regulations, as amended February 25, 2003; Pursuant to Section 222-9 I [Plan endorsement] of the Northbridge Subdivision Rules & Regulations, if no appeal has been filed the Applicant/Engineer shall submit the approved Definitive Subdivision Plan for Planning Board endorsement no later than six (6) months following the date of filing of this Certificate of Approval. If an appeal has been filed the plan shall be submitted within six (6) months from the resolution of the appeal; The Northbridge Fire Chief and the Northbridge Police Chief shall approve of the naming of the subdivision roadway (Windstone Drive); Applicant/Engineer shall provide the Planning Board with a letter from the Fire Chief and a letter from the Police Chief verifying approval of street name. The approved name shall be clearly noted on the Definitive Subdivision Plan for recording at the Worcester Registry of Deeds; Definitive Subdivision Plan shall be revised to include notations on the recording sheets (Recordable plans) and the construction detail sheets that the proposed aluminum arch culvert (wetland crossing) requires separate approval(s) from the Conservation Commission, Department of Public Works, Inspector of Buildings, Planning Board and Consulting Engineer prior to construction and installation; Definitive Subdivision Plan shall be revised to clearly illustrate the route of the sanitary sewer (gravity line) from its current terminus on Benson Road through the Highland Street intersection, along Highland Street, through to a X-country easement within the subject property, etc. and then back onto Highland Street at the subdivision entrance where a sewer manholes and lateral connections shall be provided; Definitive Subdivision Plan shall be revised to address to the satisfaction of the Planning Board comments received from the Director of Public Works; JH Engineering Group, LLC; Whitinsville Water Company; Sewer Superintendent; Inspector of Buildings; Conservation Commission; and as provided for in correspondence received by Andrews Survey &

Engineering, Inc.; Definitive Subdivision Plan shall be revised to include notation restricting the placement of individual driveways and other access aprons where a water or sewer services are to be located; similarly hydrants shall be a minimum distance of 5-feet from driveways and access aprons; Definitive Subdivision Plan shall be revised to list waivers granted by the Planning Board, preceded by the following statement: "Except for the following waivers granted by the Planning Board, this definitive subdivision plan shall conform to the Subdivision Rules & Regulations of the Town of Northbridge"; Definitive Subdivision Plan shall be revised to include notations referencing these conditions of approval and the date of this Certificate of Approval (May 30, 2014). Definitive Subdivision Plan shall also include reference to Order of Conditions issued by the Northbridge Conservation Commission; All outstanding invoices for services rendered by the Planning Board Consulting Engineer (JH Engineering Group, LLC) and other reviews on behalf of the town shall be paid in full prior to endorsement of the Definitive Subdivision Plan; A deposit of \$4,500.00 shall be provided to the Town of Northbridge for Review & Inspection of the subdivision roadway, drainage and other required improvements and related infrastructure. In accordance with the MGL C. 44, § 53G, as added to by Chapter 593 of the Acts of 1989, a separate account known as the "Planning Board's Review and Inspection Account" has be established to offset costs of hiring the Consulting Engineer (JH Engineering Group, LLC) to assist in the review of the application and to pay for professional inspections of construction work. The Planning Board may request additional funds be deposited into the account as may be required; any excess funds, including accrued interest will be repaid to the Owner/Applicant at the conclusion of the project completion; Prior to any construction activity associated with this project (including off-site) a Pre-Construction Meeting shall be convened with the Town Planner, Applicant/Engineer, Contractor(s), Director of Public Works, Highway Superintendent, Sewer Superintendent, Whitinsville Water Company and other Designees of the Planning Board and Conservation Commission, including JH Engineering Group, LLC (Consulting Engineer). Letters from all applicable utilities (gas, water, sewer, electric, etc.) shall be provided at that time acknowledging where respective utility and equipment will be placed within the project development; A comprehensive construction schedule for the off-site improvements (water, sewer, etc.), subdivision roadway, wetland crossing, stormwater drainage facilities, other utilities, and related infrastructure shall be presented and reviewed during the Pre-Construction Meeting; During the Pre-Construction Meeting the Applicant/Engineer shall present the town with a comprehensive Stormwater Management Erosion & Sediment Control plan pursuant to state/local stormwater management regulations. An updated Operations & Maintenance Plan shall also be provided, outlining erosion and sediment controls with evidence of employment of Best Management Practices (BMPs) during construction. Applicant/Engineer shall review the Northbridge "Best Development Practices Guidebook" (December 2009) for referenced and preferred options. Stockpile areas shall be designated and shown of the Erosion & Sediment Control plan reviewed at the Pre-Construction Meeting; An Erosion Control Officer shall be designated by the Owner/Applicant for this project development. Contact information of the Erosion Control Officer shall be provided to the Town Planner, Director of Public Works, Conservation Commission, and the Planning Board Consulting Engineer (JH Engineering Group, LLC). In the event this person is no longer able to fulfill his/her duties, the Owner/Applicant shall designate a replacement and notify the town immediately; Owner/Applicant shall provide plans to limit storage of construction debris and materials on site. In the event debris is carried onto any public way, the Owner/Applicant shall be responsible for cleanup of the roadway. All clean-up shall occur within 24-hours after first written/verbal notification by the town. Failure to complete such cleanup may result in suspension of construction of the subdivision project until such time the public way is cleared of debris; Prior to initial site clearing, the Applicant/Engineer must submit written proof to the town compliance with the requirements of the NPDES General Permit for Storm Water Discharges Form Construction Activities

(the General Permit) including those provisions specific to activities proposed within the Commonwealth of Massachusetts. The NPDES General Permit applicable to the Commonwealth of Massachusetts is Permit Number MAR100000. A copy of the Notice of Intent submitted to the USEPA Region 1 Office and the Massachusetts Department of Environmental Protection shall serve as proof of compliance. Copies of all plans, updates, revisions and reports included in the NOI and as required from time-to-time under the General Permit shall also be submitted to the Planning Board. If it is determined that the project site is exempt from the requirements of the General Permit, such determination shall be submitted in writing to the Planning Board prior to initial site clearing; Applicant/Engineer shall submit information required by the Department of Public Works and Building Inspector relative to Arch culvert/Box culvert and retaining walls (wetland crossing). Information shall include engineer stamped plans, design specifications, and installation methods. Specifications shall be forwarded to the Planning Board's Consulting Engineer (JH Engineering Group, LLC), Conservation Commission, Director of Public Works, and the Building Inspector for review and approval prior to installation; Owner/Applicant may utilize the existing dwelling located on Parcel B as a construction trailer with consent of same by the Building Inspector; The utility pole relocation (on Highland Street) may be part of initial site construction and may be initiated or achieved prior to the required Pre-Construction Meeting; Applicant/Engineer shall submit to the Planning Board seven (7) complete prints of the endorsed Definitive Subdivision Plan, three (3) fifty-percent (50%) reduced prints, and two (2) digitized copies of the plan on CD in a CAD-14 or comparable format of the approved development; As part of the initial site activity the Applicant/Engineer shall perform soil testing within the location of the infiltration basin (drainage pond) to confirm hydrology and design of system. Soil testing shall be overseen by Planning Board's Consulting Engineer (JH Engineering Group, LLC). Testing shall be performed prior to commencement of any construction operations and provided to the Planning Board and Conservation Commission for review; Erosion control measures to prevent siltation into wetlands, neighboring properties and roadways during construction shall be implemented by the Owner/Applicant. The Erosion & Sediment Control Plan and documentation submitted shall be implemented and followed. During construction, if these plans are found to be inadequate by the Planning Board or others, a new Erosion & Sediment Control Plan shall be submitted to the Planning Board and Conservation Commission for review. In the event erosion and/or sedimentation problems arise during construction, the Planning Board may require that all work cease until measures necessary to ensure prevention are implemented; A stabilized construction entrance shall be applied as shown on the Erosion Control Plan and maintained at the project entrance to reduce the tracking of mud and dirt onto the public way by construction vehicles; Unless otherwise noted in this Certificate of Approval, the subdivision roadway shall be graded and prepared pursuant to Section 222-25 [Roadways] of the Northbridge Subdivision Rules & Regulations. Sub-grades shall be properly rolled, shaped, and compacted and must be approved by the Planning Board's Consulting Engineer (JH Engineering Group, LLC); Pursuant to Section 222-36 [Inspections] of the Northbridge Subdivision Rules & Regulations, inspections shall be arranged by the Owner/Applicant at least two business days in advance of any stage of construction; before the work is covered up, backfilled, or the next phase of construction commences. Failure to comply with inspection provisions may result in suspension of construction of the subdivision project; uninspected work shall be removed as deemed appropriate by the Department of Public Works and the Consulting Engineer (JH Engineering Group, LLC); The Planning Board's Consulting Engineer (JH Engineering Group, LLC) shall inspect the construction of the subdivision roadway and installation of drainage, erosion control system(s), landscaping, sidewalks, and appurtenances thereto and shall provide the Planning Board and Owner/Applicant with monthly reports for the duration of the project, or determined as necessary by the Planning Board. As noted herein and provided for in the Northbridge Subdivision Rules & Regulations, the Owner/Applicant shall pay for review

and inspection through project completion; Owner/Applicant shall coordinate installation and inspection of the water service with Director of Public Works and the Whitinsville Water Company (508-234-7358). Owner/Applicant shall coordinate installation and inspection of the sanitary sewer with the Director of Public Works and the Sewer Superintendent (508-234-2154); Owner/Applicant shall notify the Town Planner, Director of Public Works and the Planning Board Consulting Engineer (JH Engineering Group, LLC) prior to the commencement of the following construction activities: Cutting of trees for roadway construction, Clearing and grubbing of roadway, Installation of storm drainage facilities, Installation of water and sanitary sewer facilities, Installation of gas lines and other utilities, Placing of material for sub-base, Excavation for electric underground distribution facilities, Application of gravel in or above sub-grade, Laying of bituminous concrete binder course, Laying of bituminous concrete top course, Installation of curbing and curb inlets, Spreading of gravel in sidewalks, Laying of bituminous concrete for sidewalks and aprons, Spreading of loam for grass strips areas, Grading of slopes, Construction of retaining walls, Setting of bounds, & as otherwise required in the Northbridge Subdivision Rules & Regulations; Temporary cape-cod berms, or acceptable alternatives shall be installed along the subdivision roadway as part of initial roadway construction (Phase I & Phase II); catch basin rims shall be set initially at base course elevations; The infiltration basin (drainage pond) and level spreaders are to be constructed and fully operational as part of initial construction sequencing. Prior to issuance of lot release As-built plans of the infiltration basin, level spreader and related drainage systems shall be provided to the Planning Board, Conservation Commission, Department of Public Works, and Consulting Engineer (JH Engineering Group, LLC); documentation shall be provided from a Professional Engineer certifying that the drainage system is installed, stabilized and working as designed; The catch basins, infiltration pond and level spreaders shall be inspected a minimum of two (2) times per year and cleaned as needed. Verification of such inspections and cleanings shall be provided to the Planning Board, Conservation Commission and Department of Public Works; additional cleaning may be necessary as warranted or as required by the Planning Board's Consulting Engineer (JH Engineering Group, LLC); The 2:1 slope along the subdivision roadway shall be stabilized and inspected by the Planning Board Consulting Engineer (JH Engineering Group, LLC) prior to installation of the bituminous concrete binder course. The approved guardrail shall also be installed and inspected prior to the issuance of lot release; Applicant/Engineer shall submit information required by the Department of Public Works and Building Inspector relative to Arch culvert and retaining walls (wetland crossing) within or along the roadway right-of-way. Such information shall include but not limited to engineer stamped plans, specifications, and installation methods. Specifications shall be forwarded to the Planning Board's Consulting Engineer (JH Engineering Group, LLC), Conservation Commission, Director of Public Works, and the Building Inspector for review and approval prior to installation; All roadway and utility improvements associated with this subdivision project shall be completed within a specified time period agreed to and described in the Covenant for this Definitive Subdivision; extensions may be granted subject to review and approval of the Planning Board pursuant to Mass General Laws and as provided for in the Northbridge Subdivision Rules & Regulations; The Leonardo Estates subdivision project may be constructed in two (2) phases: Phase I -Road Construction: Station 0 + 00 to Station 13 + 68 (approx.) /Lot Developed: Ten (10) Lots / Lot(s) 1 – 6 & Lot(s) 15 – 18 & Phase II -Road Construction: Station 13 + 68 (approx.) to Station 19 + 50 /Lot Developed: Eight (8) Lots / Lot(s) 7 – 13; Resurfacing of Benson Road, Highland Street and the Benson Road/Highland Street intersection as directed by the Director of Public Works and as otherwise required herein shall be completed prior to the issuance of lot release (Phase I); Development of Parcel A & Parcel B on Highland Street may be permitted upon installation of the sanitary sewer in Highland Street and acceptance of flow by the Town of Northbridge; A complete set of design specifications (including calculations) of the arch-culvert and cast-in-place retaining wall(s) (wetland

crossing) shall be submitted to the Director of Public Works, Building Inspector, Conservation Commission and Planning Board Consulting Engineer (JH Engineering Group, LLC) and shall be reviewed by a third party structural engineer. Such consultation shall be performed at the expense of the Owner/Applicant for the benefit of the town. Additional information as may be required by the Building Inspector for the issuance of building permit shall also be provided; Prior to construction, the Owner/Applicant shall provide the Planning Board with written verification from the Director of Public Works and Building Inspector approving the design and construction of the cast-in-place retaining walls; Prior to the issuance of Lot Release (Phase I), the Owner/Applicant shall construct a temporary cul-de-sac to be located within the subdivision roadway right-of-way and temporary construction easement (Lot 6 & Lot 15), as shown on the Phasing Plan. The temporary cul-de-sac shall be graded and prepared at binder course elevations with proper sub-base material. The temporary cul-de-sac shall have a minimum diameter of 60-feet with cape-cod berm, or suitable alternative and pavement the full width (2" binder course). Utilities shall be extended beyond the limits of the temporary cul-de-sac with appropriate stubs installed in accordance with the Whitinsville Water Company and the Director of Public Works. Lots associated with Phase I development shall have its entire frontage on the subdivision roadway; no portion of the lot's frontage (Phase I) shall have frontage along the temporary cul-de-sac; Prior to the issuance of lot release (Phase I), the Owner/Applicant shall provide the Planning Board with written correspondence from the Director of Public Works, Sewer Superintendent, Highway Superintendent, and Whitinsville Water Company certifying that all required off-site improvements (sanitary sewer and municipal water) have been installed, inspected and approved by the town; Prior to the issuance of lot release (Phase I & Phase II), the Owner/Applicant shall provide Certified As-built plans of the retention/detention basins and related drainage infrastructure to the Planning Board, Conservation Commission, Department of Public Works, and Consulting Engineer (JH Engineering Group, LLC); along with a statement from a Professional Engineering certifying that all systems have been built as approved and working as designed; Prior to the issuance of lot release (Phase II), the Owner/Applicant shall provide Certified As-built plans of the Arch culvert (wetland crossing) to the Planning Board, Conservation Commission, Department of Public Works, Building Inspector, and Consulting Engineer (JH Engineering Group, LLC); along with a statement from a Professional Engineering certifying the retaining wall system has been built as designed; Prior to the issuance of lot release (Phase II), the Owner/Applicant shall provide Certified As-built plans of the two (2) cast-in-place retaining walls (wetland crossing) to the Planning Board, Conservation Commission, Department of Public Works, Building Inspector, and Consulting Engineer (JH Engineering Group, LLC); along with a statement from a Professional Engineering certifying the retaining wall system has been built as designed; Prior to the issuance of lot release (Phase I & Phase II), the Owner/Applicant shall provide Certified Layout plans of the subdivision roadway to the Planning Board, Conservation Commission, Department of Public Works, Building Inspector, and Consulting Engineering (JH Engineering Group, LLC), verifying the location of the roadway within the approved designated layout of the subdivision; Prior to the issuance of lot release (Phase I & Phase II), the Owner/Applicant shall provide the Department of Public Works and the Planning Board Consulting Engineer (JH Engineering Group, LLC) with documentation from Mass Electric (National Grid) detailing locations of transformer pads; verifying conduit is installed according to the subdivision project; Prior to the issuance of lot release (Phase I & Phase II), the street lights within the subdivision and at the Highland Street entrance shall be installed and operational; documentation verifying such shall be provided to the Director of Public Works, Planning Board and Building Inspector; Prior to the issuance of lot release (Phase I & Phase II), fire hydrants shall be installed and operational; appropriate documentation verifying such shall be provided to the Whitinsville Water Company, Director of Public Works, Northbridge Fire Department and Planning Board; Prior to the issuance of Lot Release (Phase II), the temporary cul-de-sac shall be removed; As noted herein,

Owner/Applicant shall provide the town with a monetary contribution (gift) of \$5,000.00 towards improvements to town recreational facilities; such contribution shall be provided prior to the issuance of building permit of the fourth house lot within Phase I or prior to the issuance of lot release within Phase II of the subdivision development; Pursuant to Section 222-37 [Lot release] of the Northbridge Subdivision Rules & Regulations, a surety posted with the Planning Board shall be established for the subdivision roadway, infrastructure and related improvements (street trees, etc.). The surety with the Planning Board (bond) shall be exclusive of any off-site improvements required for this subdivision development; all associated off-site improvements must be completed and signed-off by the appropriate municipal departments prior to the issuance of lot release; The landscaping (street trees) shown on the definitive subdivision plan may be secured by a performance bond in an amount to be determined by the Planning Board (Consulting Engineer). Such bond shall be posted with the Town Treasurer and shall be released upon certification by the Planning Board that all required landscaping has been installed for a period of not less than 24-months. In the event such required landscaping is not installed within two (2) years from the date of this approval, or does not survive, the Planning Board may use the performance bond to cause installation of such landscaping; Prior to the issuance of Building Permit, the Owner/Applicant shall notify the Planning Board, Building Inspector and Director of Public Works that the street sign (Windstone Drive) has been installed in compliance with the Department of Public Works. The installed street name sign shall be accompanied by a “private way” sign affixed to the top of the street sign; Owner/Applicant shall install a “stop” sign at the Highland Street/subdivision intersection with appropriate pavement markings (stop line) on the subdivision roadway; The utility pole, to be relocated on Highland Street shall include a street light to illuminate the subdivision intersection as noted therein; Owner/Applicant shall be responsible for the cost of the subdivision streetlights, including upkeep and maintenance, until the Town of Northbridge accepts the subdivision roadway. The street lights shall be installed and operational prior to the issuance of Lot Release, as noted therein; Owner/Applicant shall deliver to the Planning Board, Department of Public Works and the Planning Board Consulting Engineer (JH Engineering Group, LLC) for review and approval by the Planning Board and by Town Counsel, the as-built plans, conveyance documents and certifications described in Section 222-9 N [Acceptance by the town] of the Northbridge Subdivision Rules & Regulations; All drainage, utility and roadway maintenance including snow plowing and sanding shall remain the responsibility of the Owner/Applicant until such time the roadway is formally accepted by the Town of Northbridge. A copy of the plowing/sanding contracts shall be provided to the Department of Public Works prior to each winter season; As-built plan and documentation from a Professional Engineer (Structural Engineer) certifying that the Arch culvert/Box culvert and retaining walls (wetland crossing) have been built and maintained as designed shall be provided to the Department of Public Works, Building Inspector and the Planning Board Consulting Engineer (JH Engineering Group, LLC); certification shall be dated within 90-days of street acceptance consideration; Prior to street acceptance, maintenance and repair of the wetland crossing shall be the responsibility of the Owner/Applicant. The Owner/Applicant shall cause to be performed bi-annual safety inspection of the wetland crossing and provide the town with documentation detailing its condition (retaining wall(s) be certified to the integrity prior to road acceptance). The Owner/Applicant shall provide sufficient evidence to the Director of Public Works verifying that any warranties associated with the wetland crossing may be transferrable to the town upon acceptance of the subdivision roadway; warranty transfer shall be provided to the town; Performance Guarantee -Before the Planning Board endorses its approval and reference to any conditions of the definitive plan and releases the plan to the developer for the Town Clerk’s certification of no appeal and for recording, the Owner/Applicant must guarantee the construction of ways and installation of municipal services and other required improvements as described in the Planning Board Rules and Regulations; Status Reports -The

Owner/Applicant shall report the status of the construction, installation and completion of the subdivision to the Board every month from the date of definitive plan approval to the final completion of the subdivision. Such reports may be made at a regularly scheduled Planning Board meeting or may be made in writing. The designated clerk of the works shall provide the Planning Board with weekly status reports; As-Built Plans -Upon completion of all work, the developer shall furnish the Board with the mylars and five (5) copies of “as-built” plans, showing the location of all monuments, driveway aprons, walk-offs, utilities and structures and the location by “ties” of all important parts of buried utilities such as water or gas valves, sewer ties, house connection shut offs, and any other special details, identifying and departures from the approved plan as to the location, depth, dimensions, thickness, slope grade or materials, and certified as to correctness by a registered professional engineer (civil). As-Built plans must be submitted before performance guarantees are released; and Conveyance of Easement and Utilities -Before the Planning Board will release all security of all lots from the operation of the Covenant, the developer shall execute an instrument transferring to the Town a valid, unencumbered title, water mains, and all appurtenances thereto, drainage facilities forming a part of the town system, constructed and installed in the subdivision, and conveying to the town, without cost and free of all liens and encumbrances, perpetual rights and easements to construct and inspect, repair, replace, operate, and forever maintain storm water drains, water mains, and all appurtenances thereof, and do all acts incidental thereto, in, through and under the whole of the streets and easements in the subdivision as shown on the approved definitive plan.

OLD/NEW BUSINESS

Approval of Meeting Minutes –April 22, 2014

Upon motion duly made (Murray) and seconded (Key) the Planning Board voted (3-0) to ACCEPT the meeting minutes of April 22, 2014.

OSRP Update Committee Meeting –Tuesday, June 10, 2014 (6:00PM)

Point of information –no discussion.

Rebecca Road Stone Wall (Right-of-Way) –Discussion

Mr. Bechtholdt noted the Planning Board has tabled this matter a number of times, suggesting the Board make arrangements to review with the Director of Public Works as suggested by Town Counsel for either its June 10, 2014 or June 24, 2014 meeting. The Board agreed to review at its June 10, 2014 meeting subject to the availability of the Director of Public Works.

Linwood Mill (Pedestrian Crosswalks) –Update

Mr. Bechtholdt informed the Planning Board that the Safety Committee made a recommendation to the Board of Selectmen on the location for the pedestrian crosswalk (Linwood Mill /Linwood Avenue), noting the Board of Selectmen has approved same; the next step will be for the developer (EA Fish Development) to meet with the DPW Director to review requirements and necessary signage before they install the crosswalk on Linwood Avenue.

The Planning Board upon motion duly made (Murray) and seconded (Key) voted 3-0 to determine that once the developer (EA Fish Development) completes the pedestrian crosswalk installation at the Linwood Mill Lofts, as approved by the Board of Selectmen the developer will have completed and satisfied the conditions of approval for the Linwood Mill development (site plan and special permit).

Camelot & Hemlock Estates –Status/Update

Mr. Howland indicated that he has not been up to review the Camelot in a while but did do a quick drive-through this evening, noting it looks like the developer (J&F Marinella) has done additional clearing and earthwork along Genevieve Drive; Mr. Simas and Mr. Bechtholdt expressed concerns that the developer may be setting an opportunity to request of the Planning Board to once again deviate from the approved phasing for this project. The Planning Board asked Mr. Howland, if he felt it was appropriate to do so to perform a site inspection of the Camelot subdivision and Hemlock Estates. Mr. Bechtholdt noted he has still not heard from Joe Marinella concerning his request to meet with the Planning Board for a status report and updated construction schedule.

Subdivision Status Reports –Updates

Mr. Howland noted that he was contacted by Earthworks (sub-contractor) for Presidential Farms, noting they plan to pave Phase IV sometime in June; Mr. Howland will need to perform a site inspection prior to. Mr. Bechtholdt indicated he is looking to schedule construction meetings with the various developers; to be done over the next few weeks. Mr. Bechtholdt will provide Mr. Howland with copies of the punchlist and reports prepared by Malley Engineering, Inc. for Phases II & III Presidential Farms.

Green Meadow Court –Status/Update

Tabled –no discussion.

Farnum Circle –MGL Ch. 41 Sec. 81U

Mr. Bechtholdt explained to the Board that the Planning office sent via Certified Mail a letter to the developer indicating he had 45-days in accordance with MGL to complete the remaining punchlist items; Mr. Bechtholdt noted the letter was returned unclaimed. Mr. Bechtholdt suggested the Board consider continuing the process to call-in the performance bond, noting he will double-check the timing; adding the Board may vote to recommend the Board of Selectmen to take appropriate action in authorizing the Planning Board to utilize remaining funds.

Planning Board Initiatives

Tabled –no discussion.

Planning Board Vacancy

Mr. Bechtholdt noted this item was a carryover from the originally scheduled May 13, 2014 Board meeting which was postponed due to the continuation of the Spring Annual Town Meeting. Mr. Bechtholdt indicated that it was his understanding there may be no vacancy at this time, noting the person who was elected by write-in will need to be sworn-in before the next scheduled meeting.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: email communication dated May 21, 2014 to Town Planner from Administrative Assistant concerning Presidential Farms and subdivision approval deadline and Bond status and amounts; Form A dated April 22, 2014 for Michael Pelkey of 660 Mendon Road to subdivide land on Mendon Road into 2 lots; Checklist for ANR plan of 660 Mendon Road; Deed of land on Mendon Road; Plans of land dated July 31, 1998 showing existing conditions; Plan of land dated May 14, 2014 showing proposed lots; Technical Review Notes dated May 20, 2014 for Leonardo Estates; Letter dated May 21, 2014 to Town Planner from

JH Engineering regarding Leonardo Estates Peer Review; Email dated May 22, 2014 to Town Planner from Fire Chief regarding Leonardo Estates Street Name; Memo dated May 8, 2014 to Planning Board from Town Planner regarding Leonardo Estates Revised Definitive Subdivision Plan Review; Email dated May 21, 2014 to Andrews Engineering, Joe Leonardo, William Blais, and Planning Board with a cc to DPW Director, JH Engineering, Building Inspector, Whitinsville Water Company, DPW Sewer Superintendent, Fire Chief and Police Chief from Town Planner regarding Leonardo Estates Draft Decision with the Draft Certificate of Approval attached; Draft minutes from the April 22, 2014 meeting; Letter dated February 24, 2014 to Kopelman & Paige from Town Planner concerning Subdivision Street Acceptance Stone Wall within right-of-way; Letter dated April 18, 2014 to Planning Board from Kopelman & Paige concerning the stone wall within roadway proposed for public way acceptance; Document from DPW regarding the public right-of-way; Draft meeting minutes of the Safety Committee dated May 7, 2014; Memo dated November 24, 2009 to Planning Board Chair from Town Planner regarding Hemlock Estates water main proposed connection to Adams Circle; Section 173-20 Table of Height and Bulk Regulations; Scenic Road Permit Application dated May 5, 2014 for Allan & Sheree Richards of 516 Hill Street to remove a pine tree leaning into the front yard; 4 pictures of the leaning pine tree; Planning Board 2014 meeting schedule.

Other

Mr. Bechtholdt provided the Planning Board with an excerpt from the town's Zoning Bylaw specific to Section 173-20 [Table of Height and Bulk Regulations] noting he has been in contact with someone who may be interested in developing land within the Industrial –One Zoning District, however the maximum height of the building permitted in the zone may be too restrictive (30-feet), whereas the Industrial -Two Zone allows for a height of 45-feet. Similarly, Mr. Bechtholdt noted the height within the Residential –One is 40-feet; not sure how the height restriction came about but suggested perhaps the Planning Board may want to consider revising the zoning to increase the height within the Industrial –One. Mr. Bechtholdt noted receipt of a Scenic Road application for tree removal on Hill Street, noting he spoke with the Director of Public Works (/Tree Warden) who determined the tree is to be considered a public shade tree. Mr. Bechtholdt explained to the Board that when he spoke to the Tree Warden he questioned why the tree was proposed to be removed suggesting it did not appear to be stressed. Mr. Bechtholdt provided a letter to the Owner/Applicant suggesting they contact the Tree Warden to discuss before proceeding with the Scenic Road public hearing. Mr. Key indicated that he would not be available to attend the June 24, 2014 Planning Board meeting. The next meeting of the Planning Board is scheduled for June 10, 2014.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, May 27, 2014 at or about 9:25 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk