



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, August 12, 2014

George Murray, Chairman noted the Planning Board currently has one (1) vacancy; recognizing the presence of a quorum the Chairman called the meeting to order at 7:00PM; Brian Massey, Barbara Gaudette and Mark Key were in attendance. R. Gary Bechtholdt II, Town Planner was also present with Cindy Key, Associate member absent.

The following members of the public were in attendance: David Brossi (Developer, Presidential Farms); Normand Gamache (Guerriere & Halnon, Inc.); Herman Baker; Bill Giannopoulos; & Gary Moyer (Architect)

I. CITIZENS FORUM

None

David Brossi, developer of Presidential Farms (residential subdivision), provided the Planning Board with an update on the progress of Phase 3 & Phase 4 construction, noting the vertical granite-curbing has since been installed (subsequent to the July 22, 2014 Board meeting). Mr. Brossi and Mr. Bechtholdt informed the Board that JH Engineering Group, LLC (Planning Board consulting engineer) has also been out to the site to re-inspect the work and has provided updated construction reports (with revised construction estimates); and asked for a reduction based upon the granite-curbing installation. Mr. Bechtholdt reviewed with the Planning Board and Mr. Brossi the procedures specific to executing the performance bond for the remaining work within Phase 3 & 4, the issuance of lot release and the coordination of the appropriate sign-offs (Planning Board, developer & lender). The Planning Board signed the lot release form; to be held by the Town Planner until the performance bond is fully executed.

II. FORM A

None

III. 135 PROVIDENCE ROAD –PUBLIC MEETING

§173-49.1 -Site Plan Review (Expansion)

Town Planner indicated that the meeting notification requirement(s) for this application had been satisfied. Planning Board voted (4-0) to waive the reading of the meeting notice: "In accordance with the provisions of Mass General Laws & the Town of Northbridge Zoning Bylaw Chapter 173, the Northbridge Planning Board will hold a public meeting on Tuesday, August 12, 2014 at 7:05 PM in the Selectmen's Chambers of the Northbridge Memorial Town Hall, 7 Main Street Whitinsville, MA, to consider the site plan application of P&AK Family Limited Partnership of Whitinsville, MA for the proposed expansion of 135 Providence Road to included ±19,308 square-feet of additional commercial/retail space, 124 parking spaces, and other associated site improvements. The subject property, consisting of ±114,264 square-feet is identified as Assessor Map 24A Parcel 102 and is located within the Business-One (B1) Zoning District of the Town of Northbridge. A copy of the Site Plan Review Application, Site Development Plan entitled "Retail Building Additions for 135 Providence Road" prepared by Guerriere & Halnon, Inc. dated July 14, 2014; Traffic Impact Assessment prepared by Gillon Associates dated May 2014; Stormwater Report prepared by Guerriere & Halnon, Inc. dated July 14, 2014; Project Impact Assessment prepared by Guerriere & Halnon, Inc.; and cover letter from Guerriere & Halnon, Inc. dated July 18, 2014 are on file with the Office of the Town Clerk (7 Main

Street –Town Hall) and the Community Planning & Development Office (14 Hill Street –Town Hall Annex) Whitinsville, MA and may be reviewed during regular office hours. The purpose of the meeting is to provide an opportunity for public comment. Anyone wishing to be heard should attend said meeting at the time and place designated.”

Mr. Bechtholdt reminded the Planning Board that the Applicant/Engineer had presented an informal overview of the redevelopment proposal during a pre-submittal review on May 27, 2014. Mr. Murray welcomed Normand Gamache (Guerrier & Hanlon, Inc.), Bill Giannopoulos (P&AK Family Limited Partnership) & Gary Moyer (Architect); Mr. Gamache provided the Planning Board with an overview of the locus area (Salvation Army Store, 135 Providence Road), noting the subject property is zoned Business-One (B-1); to the west (rear of the property) behind Providence & Worcester Rail is zoned Industrial-One (I-1); across the street to the east is zoned Residential-Four (R-4). Mr. Gamache noted abutting the property (Salvation Army Store) to the north (zoned B-1) is an existing residence and to the south (zoned B-1) is an existing multi-family (vacant) which is included in the redevelopment proposal to be razed to make room for additional parking and new curb-cut from Providence Road (RT 122).

Mr. Gamache continued, reviewing with the Planning Board proposed redevelopment describing additions to the existing building (Salvation Army) to include up to three (3) additional storefronts (tenants unknown at this time) totaling 19,308 square-feet and reviewed other associated site improvements, such as revised curb cuts, formalized parking (provisions for 124 parking spaces), landscaping and stormwater management.

Mr. Gamache noted that he has had discussions with the water company and the Sewer Superintendent regarding new connections and potential upgrades to the water and sewer services; noting the existing municipal sewer line currently runs through the property and is proposed to remain underneath the proposed additions; conversations are underway to formalize necessary easements (for the benefit of the town) as well as coordinate necessary inspections to review the condition of the sewer service line. Development will have water, sewer and gas.

Mr. Gamache briefed the Planning Board of the proposed site access and circulation, noting they are proposing 30-foot wide openings at the roadway to compile with MassDOT regulations (Providence Road /RT 122) and enlarged access aisles to accommodate tractor-trailers (improved turning movements within the site) for loading and unloading and to avoid the need for vehicles to back-in or back-out onto Providence Road. Mr. Gamache noted, in talking with the Building Inspector (Zoning Enforcement Officer), it was determined that the Board had the authority to waive/allow for the increase in curb-cut widths and increased access aisles.

Similarly, Mr. Gamache explained that he also reviewed the proposed landscaping with the Building Inspector, noting areas to the rear and along the westerly side of the property would not satisfy the minimum landscape width (10-feet) due to the current building being so close to the property line (B-1 Zoning District allows for a zero-setback) and the change in elevation to the west and existence of a right-of-way to an abutting property. Mr. Gamache reviewed other locations where the landscape width was reduced and provided reasonings for those as well.

Mr. Gamache informed the Board that he attended a recent Technical Review Meeting and is scheduled to meet with the Safety Committee later in the week. Mr. Gamache also noted receipt of comments from the

Planning office (memorandum dated July 28, 2014, site plan review checklist & memorandum dated August 06, 2014); he has not revised the plans, awaiting additional input from other departments as well as JH Engineering Group, LLC the Board's consulting engineering. Mr. Gamache explained once all comments are received they will prepare a revised site plan set addressing all comments.

Mr. Gamache reviewed with the Board proposed stormwater management, explaining part of the design modifications to the site includes improving the drainage, noting the site currently has one (1) drainage catch basin which also ties into and collects the street drainage from RT 122, when MassHighway took a drainage easement when Providence Road was improved years ago. An infiltration area to be sited underneath the front parking area has been designed to capture runoff in accordance with the Stormwater Management requirements; Mr. Gamache explained to the Board that JH Engineering Group witnessed the soil tests and is reviewing the overall drainage design for the project.

Mr. Moyer (Architect) reviewed with the Planning Board the building (tenant) layouts, site lighting, exterior building elevations and landscaping. Mr. Moyer explained they propose a more generous landscape buffer along the street and parking lot with additional green space in front of the individual tenant spaces (softens building; buffer between parking & building); done rather than landscape island (peninsulas within the parking areas); net result is approx. 3 time more landscaping than conventionally with peninsulas.

Mr. Moyer then reviewed with the Board exterior façade treatments proposed for the existing building and proposed new tenant space. Mr. Murray commented that the proposed building elevation appears to be more of a modern-theme; dissimilar to the historic architecture around town and the Blackstone Valley. Mr. Moyer indicating they are attempting to work with what they have, noting there is precedence established with the existing building and will use a similar brick type to tie-in the expansion. Mr. Murray inquired about the exterior light; Mr. Moyer reviewed lighting plan with the Planning Board (free-standing/pole lights & wall-mounts).

Mr. Massey noted he observed on numerous occasion overflow donations being left outside of the Salvation Army store (likening it to a dump) and questioned what could be done to addressing this concern as part of the proposed expansion of the site. Mr. Moyer indicated it is there intent to screen the overflow containers by designating an area specifically for donation drop-off; to be site behind the proposed addition to the east of the Salvation Army store. Mr. Giannopoulos explained to the Board, as one of the owners of the building he too is not satisfied with the appearance and has been monitoring the situation; adding the issued is illegal drop-offs (after hours); and has become a burden for the Salvation Army store as well when "junk" is dropped off after hours; noting it does look like a dump at times.

Mr. Murray asked about roof drains and if they would be tied into the drainage system; Mr. Moyer & Mr. indicated they are still finalizing the building design but would incorporate the roof runoff. Mr. Gamache reviewed with the Planning Board the existing pylon-sign to be altered into a monument-style type of sign as required for new signs within the Business-One Zoning District; Mr. Moyer reviewed with the Board the sign details (elevation, size, material, lighting, etc.).

Mr. Murray noted, in reviewing the Landscaping Plan, there appears to be very little landscaping or screening proposed for the abutting residential property to the east of the subject property and asked if they could add additional shrubs, etc. as a visual buffer. Mr. Moyer explained, along the easterly property line (front)

they will install a retaining wall (approx. 6-feet in height) a chain-linked fence with lattice (or slats) will run the length of the retaining wall required by code; this will add to screen the abutting property (residential use).

Mr. Murray solicited additional comments from the Planning Board; Mr. Key asked for clarification on the elevation plans present (front, rear, left & right side). Having no additional comments from the Board the Town Planner reviewed a couple of items

Mr. Bechtholdt asked Mr. Gamache to review the traffic study and potential impacts. Mr. Gamache noted as part of the application submittal a traffic study was prepared however the Traffic Engineer was not able to attend tonight's meeting. Mr. Bechtholdt explained to the Planning Board that JH Engineering Group, LLC will review the traffic study submitted and shall offer comment. Mr. Bechtholdt asked Mr. Gamache if MassDOT will require a traffic study as part of its review for the (new) driveway permit; Mr. Gamache explained that they have not submitted an application to MassHighway however will be required to do so. Mr. Bechtholdt suggested that the Traffic Engineer attend the Safety Committee meeting to review the traffic study and methodology used; the Safety Committee can then provide a recommendation to the Planning Board.

Mr. Bechtholdt noted receipt of letter dated August 11, 2014 from the Building Inspector and explained the Building Inspector indicates a variance of the Zoning Board would be required for the proposed free-standing sign; additionally the Inspector requires additional information on the tabulation of required parking spaces. Mr. Bechtholdt suggested the Applicant/Engineer review concerns with the Building Inspector and update the Planning Board accordingly at a subsequent meeting.

Planning Board noted receipt of Community Planning & Development memorandum dated July 28, 2014; Building Inspector letter dated August 11, 2014; Site Plan Review Checklist; Community Planning & Development memorandum dated August 06, 2014 regarding lighting plan submitted; and Technical Review Meeting notes from August 06, 2014. Mr. Bechtholdt reminded the Applicant/Engineer to provide written responses to all correspondence received.

Mr. Bechtholdt noted correspondence has not been received from the Sewer Division or Department of Public Works, noting it will require their input specific to the proposed addition over the existing drain and sewer lines; need to get correspondence from them (concern of potentially compromising the line /drain or sewer) and the need to establish appropriate easements. Mr. Murray asked if the Fire Department had provided comment; Mr. Bechtholdt noted that Chief Nestor attended the Technical Review meeting and offered comments concerning the need to sprinkler the entire building and requiring third-party surveillance for fire protection. Mr. Bechtholdt noted, the Fire Chief is the Chairman of the Safety Committee and typically offers comment as part of that advisory review as well.

Mr. Bechtholdt asked the Applicant/Engineer to review the proposal with the Director of Public Works to confirm that he is aware of the plan to expand the building over the existing drain line and the existing sewer line; the Planning Board should receive confirmation from the Director of Public Works acknowledging and allowing for this arrangement. Additionally, the Director of Public Works may require the drain line and the sewer line to be inspected to determine their conditions, etc. As noted, the need to establish easements

with the Town and/or the State for the drainage line and the sewer line. The town may also require clean-outs and access to the lines.

Mr. Bechtholdt explained to the Planning Board, pursuant to the town's Zoning Bylaw projects exceeding 10,000 square-feet or requiring more than 25 parking spaces the Board may require a Development Impact Assessment be prepared for review by the Planning Board [Section 173-49.1 E 2 (p)]. If this is something the Planning Board will require the Board should look to make a determination tonight and advise the Applicant/Engineer accordingly.

The Planning Board felt the traffic impact assessment was likely the most critical component of the Development Impact Assessment based upon the fact the site is an expansion or redevelopment of an existing site. Mr. Murray and other members felt they did not need the (fiscal) economic analysis and the traffic study submitted would be sufficient for this scope of work.

Mr. Bechtholdt noted receipt of memo from the Conservation Commission indicating a submittal (Notice of Intent of Request for Determination) may be required; Mr. Gamache indicated they are looking into this suggesting preliminary conclusion suggests they will not need to file with Conservation.

Mr. Murray asked Mr. Gamache if he could check with MassHighway (State) regarding the water ponding during heavy rain events within Route 122 in the vicinity of the project site; Mr. Gamache explained the ponding is a result of the catch basin (structure) being too high as a result of roadway repairs over the years; MassHighway attempted to fix but apparently did not lower the catch basin low enough (water ponds up until it gets high enough to go into the catch basin)

Mr. Bechtholdt noted the existing sidewalk along Providence Road (in front of the subject property) is in rough shape; suggesting the Applicant, as part of adjusting the driveway openings (revised curb-cuts), look to improve not only the sections to be disturbed but redo the entire length of sidewalk including aprons at the new driveway openings. Mr. Gamache reviewed for the Board the location of the existing sidewalk and revised locations of the two (2) driveways.

Mr. Bechtholdt asked Mr. Gamache to review with the Board the proposed lighting plan, noting the lighting of the parking area will be from a series of tall utility poles. Mr. Moyer reviewed the lighting plan noting specific locations and number of lights; Mr. Bechtholdt asked about light cut-off and expressed concern with the amount of light trespass (beyond what is typically allowed).

Mr. Massey, in reviewing the Community Planning & Development memorandum, noted concern about limited landscaping (screening) between the subject property and the existing residential home directly north-east of the property; questioned what type of landscaping, fencing, etc. would be provided. Mr. Moyer explained that the existing fencing and landscaping would remain. Mr. Bechtholdt suggested the Applicant/Engineer provide the Planning Board with a series of colored-photographs to show existing conditions so they can determine whether or not additional screening as a result of this proposed expansion may be required. Mr. Massey then inquired about the Lighting Plan, asking what the height of the proposed lights will be: Mr. Moyer noted the two (2) proposed on that side would be on 22-foot poles (LED type lighting).

Having no additional comments from the Planning Board members, Mr. Murray sought comment and input from the public; having none the Board looked to continue its review.

Mr. Gamache asked the Town Planner when he thought JH Engineering Group, LLC would have their review completed: Mr. Bechtholdt indicated that he spoke with Jeff Howland earlier in the day and was to finalize his review of the drainage later today; and suggested his report should be done within the next few days. Mr. Bechtholdt noted that he does not have a problem with Applicant/s engineer and the Board's consulting engineer to discuss particulars outside of meeting (helps to expedite reviews). Mr. Gamache acknowledged same and noted that they plan to hold-off revising the plans until all comments are received. Mr. Bechtholdt indicated that approach was fine, noting the Planning Board will require a written response from the Applicant/Engineer specific to each individual comment received, once the Board approves a site plan the revised plan (prepared for endorsement) will be provided to the consulting engineer to confirm all changes, items agreed to and conditions, if so required are appropriately shown on the plan prior to Planning Board endorsement.

Upon motion duly made (Gaudette) and seconded (Key) the Planning Board voted (4-0) to CONTINUE its review to Tuesday, August 26, 2014 at 8:00PM.

IV. FARNUM CIRCLE SUBDIVISION -REVIEW/DISCUSSION

Prepare Scope of Work for Third-party Construction/Survey

Planning Board noted receipt of Community Planning & Development memorandum dated July 31, 2014; copy of email communication received September 26, 2005 from Mike Lambert (developer); copy of fax transmittal received March 09, 2006 from Mike Lambert (developer); copy of (portion of) Board of Health As-built plan for Lot #2 Farnum Circle; and email communication from Kenneth Konicki (14 Farnum Circle) received August 06, 2014 requesting the Planning Board postpone its review of August 12, 2014.

Mr. Bechtholdt provided a brief overview of his memorandum dated July 31, 2014, which was also forwarded to Joyce Augustus & Kenneth Konicki (14 Farnum Circle), Tricia Lambert (21 Farnum Circle) and Mike Lambert (developer).

Upon motion duly made (Gaudette) and seconded (Massey) the Planning Board voted (4-0) to TABLE Farnum Circle to its Tuesday, September 23, 2014 meeting.

Mr. Bechtholdt will communicate this with the homeowners, noting he wants to provide both property owners with the opportunity to present their preferences and prioritization of remaining work to be done.

Mr. Murray asked what happens to the subdivision roadway if the Planning Board decides to utilize the remaining bond money to address the underground utilities and there is not enough funds remaining to finish the roadway? Mr. Bechtholdt suggested the road would remain as is and would likely deteriorate (quickly over time) because it is only binder-grade and not final pavement. Mr. Murray questioned if the homeowners would have a right to come back to the town to have the roadway repaired; Mr. Bechtholdt suggested because the road is to remain private the town would not be obligated to maintain, plow or fix the roadway; the homeowners would be responsible. Mr. Bechtholdt indicated he was aware of a Mass General Law provision, where if so adopted by a town, municipal funds may be utilized to maintain unaccepted

subdivisions; Northbridge has not adopted these provisions and therefore would not authorized to do so. Mr. Bechtholdt also noted that the town is under no obligation to accept any subdivision roadway; there is no guarantee a particular road will be accepted at Town Meeting; that determination is left to the voters attending Town Meeting to accept a subdivision road as a public way or not. Mr. Murray wanted it to be known that if the Board is directed and decides to have the underground utilities addressed as a priority then the roadway pavement may remain as is, where upon the homeowners (14 Farnum Circle and 21 Farnum Circle) would be responsible for improving the roadway and would not have the ability to ask the Planning Board or the town to improve the pavement, etc. noting once the bond money is spent there will be no more funds (one time thing). Mr. Key suggested, if it is declared a private way then the town would not have any legal standing

Mr. Massey questioned if the Board typically releases the bond prior to Town Meeting (street acceptance consideration); Mr. Bechtholdt indicated his preference would be to hold a bond until after Town Meeting and after the road(s) are formally conveyed to the town (recorded with the Registry of Deeds). Mr. Bechtholdt explained that he does not want to repeat the situation like Rumonoski Drive, where the Planning Board released the performance bond prior to formal acceptance, although the roadway was accepted at Town Meeting, in the end the conveyance documents were not reviewed by Town Counsel prior to (and subsequently could not be recorded) as a result the road was not formally accepted, adding to it (from what Mr. Bechtholdt understands) the roadway began deteriorating the following year. The developer was basically allowed to walk and the homeowners were left with the roadway as is. Mr. Bechtholdt noted, as an aside that he prepared numerous documents some 3 to 4 years ago for Town Counsel to review the legal status of Rumonoski Drive in the hopes of getting the roadway reconsidered for acceptance; unfortunately has been a long drawn out process.

OLD / NEW BUSINESS

Approval of Meeting Minutes –Tuesday, July 22, 2014

After discussion and upon motion duly made (Massey) and seconded (Key) the Planning Board voted (4-0) to accept the meeting minutes as amended.

2040 Providence Road, Reuse Study –CMRPC /Public Workshop August 26, 2014 (7:05 PM)

Mr. Bechtholdt reminded the Planning Board of the public workshop scheduled for August 26, 2014 with representatives from the Central Massachusetts Regional Planning Commission (CMRPC) to facilitate and gather information for the preparation of a Reuse Plan for 2040 Providence Road, the former auto salvage yard. Mr. Bechtholdt explained the public workshop is aimed at starting the conversation and brainstorming about potential reuse of the site; attendees will review existing conditions (land use, zoning, etc.), environmental assessment (brownfield) and explore potential redevelopment opportunities that are economically viable, environmentally sensitive & complementary to the locus area. Planning Board received a copy of (draft) Scope of Work from CMRPC dated August 04, 2014.

Monday, September 08, 2014 –Planning Board/Board of Selectmen Joint-Appointment (PB Vacancy)

Mr. Bechtholdt reminded Planning Board members that arrangements have been made for the Planning Board to meet with the Board of Selectmen on Monday, September 08, 2014 to fill the Planning Board vacancy by joint-appointment; term to expire May 2015 (Town Election).

Tuesday, September 23, 2014 (6:00PM) –Open Space & Recreation Plan Update Committee Meeting
Point of information –no discussion.

2014 Fall Annual Town Meeting (FATM) –Tuesday, October 28, 2014 (7:00 PM)
Point of information –no discussion.

2014 FATM Warrant -Closes Friday, August 29, 2014 (12:00 PM)
Point of information –see discussion below.

2014 FATM Planning Board –Vote to Sponsor Article(s)

Planning Board reviewed Community Planning & Development memorandum dated July 31, 2014 regarding Table of Height and Bulk regulations within the Industrial Zoning Districts. Northbridge compared to Douglas (60-feet), Grafton (35-feet), Hopkinton (60-feet), Millbury (50-feet), Sutton (35-feet), and Uxbridge (45-feet) is one of the lowest height maximums other than Upton (25-feet). Mr. Bechtholdt indicated that he has spoken with those inquiring about property along Providence Road (Industrial Zoning District) and the town's height restriction is deemed a limiting factor to developing this area. Mr. Bechtholdt noted that he spoke with the Building Inspector and Fire Chief who is willing to increase the height to 60-feet for the Industrial zones. Mr. Key and Mr. Massey suggested the Board consider increasing the number of stories allowed in addition to increasing the maximum height (allows for more flexibility in the user). *Upon motion duly made (Massey) and seconded (Key) the Planning Board voted (4-0) to sponsor zoning article (2014 Fall Annual Town Meeting) to amend the Zoning Bylaw Table of Height & Bulk regulations (Section 173-20) to increase the maximum height permitted and the number of stories allowed within the Industrial-One (I-1) and Industrial-Two (I-2) Zoning Districts from 30 and 45-feet (respectively) to 60-feet and increase the number of stores from 2 and 3 to 4 stories; subject to approval and support of same by the Northbridge Fire Chief.*

Rebecca Road Stone Wall (Right-of-Way) –Status/Update

Mr. Massey informed the Board that he forwarded information to his attorney.

Pine Knoll

Mr. Bechtholdt informed the Board that he received a voicemail from Selectman James Marzec who had received a call from a resident concerning unfinished work behind his unit within Pine Knoll, a Senior Living development; Ms. Gaudette suggested this does not concern the Planning Board and may be a private matter.

Hemlock Estates–Status/Update

Mr. Bechtholdt explained to the Planning Board that he spoke with Attorney Wickstrom (representing a potential buyer of the remaining house lots) who was under the impression that the lots have been released. Mr. Wickstrom mentioned that the developer (J&F Marinella Dev) plans to pave the last phase of the subdivision roadway later that week. Mr. Bechtholdt informed the Board, after his conversation with Attorney Wickstrom that he contacted the various municipal departments and JH Engineering Group regarding the pending paving schedule asking them to provide the Planning Board with an updated status report identifying any remaining or ongoing matters of concern; subsequent to this request Mr. Howland informed the Planning office that the roadway has not been prepared and does not appear ready for paving. Mr. Bechtholdt stated that he has reminded J&F Marinella (Joe Marinella) and mentioned to Attorney Wickstrom that prior to lot release (Phase 3) the waterline service needs to be looped and the

improvements to Smith and Gendron Street need to be completed, as well as other requirements of the conditions of approval need to be satisfied prior to final lot release. Mr. Bechtholdt explained to the Board that he has asked Joe Marinella to attend a construction meeting where he can provide all the municipal departments (water, sewer, etc.) with an updated schedule and an opportunity to review the proposed looping of the water service out to Adams Circle, additionally Mr. Bechtholdt noted that he informed Attorney Wickstrom that the Planning Board has requested J&F Marinella to attend a Planning Board meeting (April 2014) to update the Board on the status of the subdivision and to review outstanding issues, however the Marinellas decided not to attend. Mr. Bechtholdt suggested unfortunately Joe Marinella only attends Planning Board meetings when he wants something from the Planning Board (such as a bond or lot release). Mr. Bechtholdt indicated there are a number of improvements and conditions of approval that need to be satisfied before the remaining lots can be released. Mr. Bechtholdt suggested the Board not allow J&F Marinella to bond the off-site improvements; once the lots are released it may be difficult to address long outstanding concerns, especially if the town only has a lenders agreement (not always easy to work with banks); if items don't need to be and are not authorized to be bonded the Planning office strongly suggests not adding items to be bonded. Mr. Kuras, Superintendent provide update of sewer installations; not sure about ongoing sewer pump concerns.

Hillside Garden Estates –Status/Update

Mr. Bechtholdt reminded the Board that he and Mr. Murray walked the Hillside Garden Estates subdivision with John Barges (developer) prior the Planning Board meeting of July 22, 2014; on Thursday, July 31, 2014 received an email from Selectman Charles Ampagoomian (Chairman of the Board of Selectmen) regarding a new complaint concerning silt and runoff from the subdivision roadway onto Thurston Avenue and homeowners property directly across the street from Deane Way (Hillside Garden Estates). Mr. Bechtholdt explained to the Board (and Mr. Murray attested to same) that the builder of the house lot (Lot #10 –Steve Benoit) removed a portion of the sidewalk and granite-curb to locate the driveway for Lot #10 (first house lot on left as one drives into the subdivision). As a result of the sidewalk and curb removal rainwater was not directed into the catch basin at the subdivision entrance; debris and silt was also collected where the sidewalk had been installed by the developer and ran down the roadway onto Thurston Avenue and the abutting property directly across the street. Mr. Bechtholdt informed the Board subsequent to this event he coordinated and attend a site visit with the developer, DPW Director and Highway Superintendent to make observations; Mr. Bechtholdt also explained to the Planning Board that he also spoke with the Building Inspector who agreed to withhold occupancy (Lot #10) until the home builder adequately addresses the concerning sidewalk and granite-curb removal. Mr. Murray also mentioned a need to clean-up the drainage easement area in the front of the property where the underground infiltration basin is located needs to be redefined and cleared of excess debris, etc. Mr. Bechtholdt also mentioned (during the site visit with DPW and the developer) that there is an existing catch basin in Thurston Avenue that was put in years ago (likely non-engineered) which daylights to the back of the property; this structure effectiveness may also be a contributing factor in large rain events. Mr. Bechtholdt also informed the Board that he sent a letter to the owner of Lot #6 regarding the street tree which was moved by the homeowner which has not survived; copy of letter dated July 24, 2014 provided to the Planning Board.

Green Meadow Court –Status/Update

Mr. Murray asked if this matter could be discussed during an upcoming Planning Board meeting with the hopes of addressing unresolved issues moving forward. Mr. Bechtholdt explained that the Planning Board had been working with the developer in addressing remaining punchlist items in an effort to present the

roadway for street acceptance consideration; the developer completed a number of long standing punchlist items (things were moving along) until the Town Treasurer (previous) decided not to release a portion of the performance bond (funds to the developer) because she felt he owed back taxes on an abutting lot; this eventually went to court and litigation; three (3) to five (5) years later the court found in favor the Applicant (developer); after this unfortunately the relationship with the Planning Board and developer were severed, the developer became unresponsive. Mr. Bechtholdt indicated that it was his understanding that the developer needed to clear larger trees that had grown in the detention pond over time and to provide the legal descriptions and layout plan for the roadway; that was more or less what remained. Mr. Bechtholdt indicated that he recently learned that the developer may not have retained the rights to the drainage easement (detention pond) when he sold the house lot containing the detention pond; if that was the case the Board could approach the property owner to see if they are willing to grant an easement to the town.

The Camelot -Status/Update

Mr. Bechtholdt noted once again that he has not heard from the J&F Marinella Dev. (developer).

Planning Board Vacancy

See discussion above -Planning Board/Board of Selectmen Joint-Appointment

FY2015 Planning Goals

Planning Board noted receipt of Town Planner's goals for Fiscal Year 2015 (from the Town Manager), as well as this year's second Quarterly Report (April – June 2014); Mr. Bechtholdt noted that he includes the quarterly reports online, noting it takes some time to prepare them and hopes Planning Board members and others will read them.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: (draft) agendas for the August 26, 2014 and September 23, 2014 meetings; Public Hearing Notice for 135 Providence Road expansion; Memo dated July 28, 2014 to Planning Board from Town Planner regarding 135 Providence Road (Site Development Expansion); Site Plan Review Checklist for 135 Providence Road (Expansion); Page 2 of the May 27, 2014 Minutes for the Pre-Submittal of 135 Providence Road Proposed Site Development Expansion; Memo dated August 6, 2014 to the Planning Board from the Town Planner concerning 135 Providence Road Site Lighting Plan; Technical Review Meeting Notes dated August 6, 2014 regarding 135 Providence Road Site Expansion; Memo dated July 31, 2014 to Planning Board from Town Planner concerning Farnum Circle Completing Remaining Punchlist Items; Email dated September 26, 2005 to Town Planner from Mike Lambert regarding Farnum Circle Schedule to Complete Remaining Items; FAX dated March 9, 2006 to Town Planner from Mike Lambert regarding Farnum Circle summary of work that has been completed and what work remains; Map of Lot #2 Farnum Circle; Email dated August 6, 2014 to Town Planner from Kenneth Konicki concerning 14 Farnum Circle Utilities Update; Draft Minutes of the July 22, 2014 meeting; Memo dated August 4, 2014 to Town Manager and Town Planner from CMRPC concerning Draft Scope and Time Budget for 2040 Providence Road PDA Reuse Plan DLTA Project; Web page of Planning Board Vacancy posted on July 16, 2014; Memo dated July 31, 2014 to Planning Board from Town Planner regarding Table of Height & Bulk Regulations in Industrial Zones; Zoning Regulations pages 44-45; Memo dated July 24, 2014 to Town Manager from Town Planner concerning Fiscal Year 2015 Goals; Memo dated July 1, 2014 to Town Manager and Board of Selectmen from Town Planner concerning Quarterly Report from April through June 2014; Email dated July 24, 2014 to John Barges from Town Planner

concerning Hillside Garden Estates Street Tree; Letter dated July 24, 2014 to Elaine Miller from Town Planner concerning the street tree at Hillside Garden Estates; Email dated July 24, 2014 to Sutton Planning Director from Town Planner regarding Price Chopper façade comments; Letter dated July 24, 2014 to Sutton Planning Director from Town Planner concerning Architectural Review of Price Chopper in Route 146 Overlay District; Memo dated July 24, 2014 to Building Inspector from Town Planner regarding Linwood Mill Lofts Pedestrian Crosswalk; Letter dated July 21, 2014 to Town Planner from JH Engineering concerning Presidential Farms Phase IV Engineer's Construction Estimate; Letter dated July 20, 2014 to Town Planner from JH Engineering Group regarding Presidential Farms Phase 4 Construction Observation Report; Letter dated July 22, 2014 to Town Planner from JH Engineering Group concerning Presidential Farms Phase 4 Construction Observation Report; Letter dated July 23, 2014 to Town Planner from JH Engineering Group regarding Presidential Farms Phase 4 Construction Observation Report; CMRPC Shaping the Future Growth and Preservation in Central Massachusetts Agenda; Land Use Priority Plans; Planning Ahead for Growth Resources; Shaping the Future of Growth and Preservation in Central MA comments form(s); Newspaper article regarding State to support Lake Wickaboag dredging; Planning Board Schedule of 2014 Meetings.

Other

Mr. Bechtholdt noted that he provided the Sutton Planner with a letter (copy provided) dated July 24, 2014 regarding the proposed architect/façade treatment for Price Chopper (Pleasant Valley Crossing /Route 146 Overlay District); Board provided copy of memorandum to the Building Inspector dated July 24, 2014 concerning Linwood Mill /pedestrian crosswalk on Linwood Avenue; Board noted receipt of JH Engineering Group, LLC report(s) dated July 21, 2014 & July 23, 2014 for Phase IV –Presidential Farms; Mr. Bechtholdt informed the Board that he attended the Priority Development meeting (Central Mass) with representatives from the state (Executive Office of Housing & Economic Development and the Executive Office of Energy & Environmental Affairs) and CMRPC in Worcester on Wednesday, July 30, 2014 and provided the Board with a general overview and copies of the handouts provided (reviewed local, regional and state designated areas for development and preservation); Whitinsville center may be considered a regional priority development area within central MA; Mr. Bechtholdt provided the Planning Board with a copy of news article entitled "State to support Lake Wickaboag dredging" by JP Ellery /correspondent for the Worcester Telegram & Gazette, noting he thought it was interesting to review as one deals with the ongoing issues and concerns with the Blackstone River in downtown Rockdale where removal of debris, etc. along the river and/or above the Riverdale Mill; may help improve the area and potentially reduce flooding, Mr. Bechtholdt also noted it was his understanding that the redesign of the bridge constructed should also improve water flow to help alleviate some of the flooding; Mr. Bechtholdt informed the Board that he and the Town Manager had discussions with CMRPC staff (Chris Ryan & Eric Smith) specific to the Greater Worcester Chamber of Commerce Freight-based site selection project for central Mass, noting he may be in contact with property owner(s) along the Providence & Worcester rail to see if they may be interested in learning more about this initiative; Mr. Bechtholdt noted he would feel more comfortable if he had additional information from CMRPC as to what exactly they are looking to accomplish, noting he is not fully aware of the particulars specific to this project and is hesitant to support or state a position either way without knowing more, suggesting if the purpose of this initiative is to identify potential land for a by-pass rail spur; not sure if occupying potential developable land (future economic development) within Northbridge with a stagnant line is the highest and best use for a site locally; that is it will likely not generate jobs or increase our local tax base, conversely if the spur was to provide for a future transfer station (depot or the like) this would need to be reviewed in a comprehensive manner, as the potential traffic generated may be a burden on the town and perhaps not supported; Mr. Bechtholdt suggested if they are looking for just a by-pass spur then

perhaps this is something the town (utilizing town-owned land running parallel to the P&W rail /WWTP) may be interested in either through land lease or sale; additional information should be provided before progressing to the next step.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, August 12, 2014 at or about 8:50 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk