TOWN OF NORTHBRIDGE
PLANNING BOARD
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-2447 FAX: (508) 234-0814

AGENDA

TUESDAY, DECEMBER 06, 2016

Northbridge Memorial Town Hall, 7 Main Street
Board of Selectmen Room
7:00 PM

I. CITIZENS FORUM

II. FORM A

III. (7:05PM) PRESIDENTIAL FARMS –REVIEW/DISCUSSION
Status Report /Updated Construction Schedule
Date of Completion

IV. (7:35PM) 149-159 BORDER STREET -CONT. PUBLIC MEETING
[§173-49.1 –Site plan review by Planning Board]
12 Unit Multi-family dwelling (R-5 Zoning District)

OLD / NEW BUSINESS

Approval of Meeting Minutes –July 28; August 23; October 11; October 25; & November 01, 2016
2017 Planning Board Meeting Dates –Vote to set calendar
Presidential Farms (Phase III & IV) / (Phase II) –Performance surety
1279 Providence Road (Project Signage) –Construction change
Subdivision/Site Developments –Updates
Planning Board Concerns –Discussion
Mail –Review
Other

Please note this Planning Board Agenda may be subject to change.
The next meeting of the Planning Board is scheduled for December 20, 2016

[An audio recording of the meeting may be made to assist in the preparation of minutes; such recording will not be archived]
Meeting minutes shall serve as the official record of the Planning Board

TOWN OF NORTHBRIDGE
PLANNING BOARD
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-2447 FAX: (508) 234-0814

AGENDA
TUESDAY, DECEMBER 20, 2016

Northbridge Memorial Town Hall, 7 Main Street
Board of Selectmen Room
7:00 PM

DRAFT

I. CITIZENS FORUM

II. FORM A

III. (7:05PM)

IV. (7:35PM)

OLD / NEW BUSINESS

Approval of Meeting Minutes –July 28; August 23; October 11; October 25; & November 01, 2016
Subdivision/Site Developments –Updates
Planning Board Concerns –Discussion
Mail –Review
Other

Please note this Planning Board Agenda may be subject to change.
The next meeting of the Planning Board is scheduled for January 10 2017 (TBD)

[An audio recording of the meeting may be made to assist in the preparation of minutes; such recording will not be archived]
Meeting minutes shall serve as the official record of the Planning Board

TOWN OF NORTHBRIDGE, MASSACHUSETTS
COMMUNITY PLANNING & DEVELOPMENT
R. Gary Bechtholdt II, Town Planner
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.2447 Fax: (508) 234.0814
gbechtholdt@northbridgemass.org

October 05, 2016

David Brossi, President
Presidential Farms, Inc.
15 Juniper Lane
Grafton, MA 01519

RE: PRESIDENTIAL FARMS SUBDIVISION
Status Report /Updated Construction Schedule

Dear David:

Arrangements have been made for the Planning Board to review the Presidential Farms subdivision at its meeting of **Tuesday, November 01, 2016 (7:05PM –Town Hall)** please make similar arrangements to attend.

In preparation for this meeting the following shall be provided to the Planning Board on or before Thursday, October 27, 2016:

- Written Narrative on the overall status of the subdivision;
- Detailed Construction Schedule for Phase 1, and Phases 3, 4 & 5;
- Verification from PE certifying that ponds have been built as approved and working as designed;
- Written Status Report on the status of the bike trail & walking paths;
- Written Status Report on Abutters' Concerns; and
- Written Report/Summary Sheet on status of Conditions of Approval

In conjunction with this scheduled meeting the Planning office has also ask the various municipal departments and the Planning Board's Consultant to provide the Board with correspondence detailing outstanding issues related to this subdivision development. If you wish at this time to request a bond reduction for Phase 3 and/or Phase 4 please be sure to provide the Planning Board with a letter requesting such at this time.

Please note, streetlights within the occupied areas shall be installed and operational; failure to comply with this may result in the delay of lot release, issuance of building permits and or occupancy. Should you have any questions or require additional information concerning this matter please contact the Planning Office.

Sincerely,

R. Gary Bechtholdt II
Town Planner

Cc: Planning Board, Applicant/Engineer, Bldg. Inspector, Whitinsville Water Co., JH Engineering Group, ConCom, DPW –Highway /File, DPW -Sewer, DPW Director

Guerriere & Halnon, Inc.
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55 West Central Street
Franklin, MA 02038-2101
Phone (508) 528-3221
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W-2013

October 13, 2016

Town of Northbridge Planning Board
7 Main Street
Whitinsville, Ma 01588

Re: Status of Presidential Farms

Dear Board Members:

Phase 1 and Phase 2 of this project were essentially completed in 2006. Lincoln Circle and Kennedy Circle were accepted as public ways in 2007. Washington Street which connects to Hill Street was also completed at this time but has not yet been submitted to the Town for acceptance. There are nine (9) lots still to be developed on this road, two (2) of which are not owned by Presidential farms Inc.

Phase 3 encompassed Wilson Street and Roosevelt Drive from station 21+00 +/- Northwesterly to the cul-de-sac has been completed. An application for acceptance as a public way has been filed with the Town and is currently under consideration.

Phase 4 encompasses Roosevelt Drive from its intersection with Lincoln Circle northwesterly to station 21+00. The roadway construction is essentially complete except for the loaming and seeding of the grass strip where houses are currently either under construction or yet to be built upon. There are two (2) houses under construction and another two (2) lots with no foundations. It is anticipated that all construction in this phase will be completed by the end of this year.

Phase 5 encompasses Roosevelt Drive from its intersection with Adams Circle southwesterly to the cul-de-sac. The construction of this roadway and its utilities is currently in progress. There are fourteen lots in this phase none of which have been developed. It is anticipated that this phase will be completed in two (2) years, subject to economic conditions.

The bike path and walking trail are essentially complete except for the bridges at the wetland crossings. The work to cross the wetlands has been approved by the Northbridge Conservation Commission. Construction has been put on hold, until the disposition of the Open Space has been resolved.

I trust that this information is sufficient for your purposes. Please contact me with any questions you may have.

Sincerely,

Normand T. Gamache, Jr., P.L.S.
Guerriere & Halnon, Inc.

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W-2013

October 19, 2016

R. Gary Bechtholdt II
Town of Northbridge Town Planner
14 Hill Street
Whitinsville, MA 01588

Re: Status of Compliance with the Definitive Plan Conditions for Approval- Presidential Farms

Dear Gary

In response to your request I have prepared the following comments regarding the projects compliance with the subdivision conditions for approval. I have followed the format of the conditions depicted on the plans with my comments in italic

1. Endorsement of the approval is conditional upon the provision of a performance guarantee, in the form of a covenant/agreement duly executed and approved, to be noted on the plan and recorded with the Worcester County Registry of Deeds, said form of guarantee may be varied from time to time by the applicant subject to arrangement on the adequacy and amount of said guarantee by the Board.

Comment: *Covenant was submitted and endorsed prior to definitive plan endorsement.*

2. This approval relates to the Definitive Subdivision Plan for "Presidential Farms" prepared for White Development Corporation by Guerriere & Halnon, Inc., Northbridge, Massachusetts dated July 27, 1999 and (as) revised October 25, 1999, November 16, 1999, and December 10, 1999, proposing a Flexible Development residential subdivision pursuant to a Special Permit issued by the Northbridge Planning Board dated April 10, 1999 of one hundred and five (105) numbered residential lots and three (3) defined areas of open space. Prior to endorsement, the final plans shall be revised to incorporate the conditions or revisions set forth hereinafter in these conditions of approval, the construction of the ways and utilities shall conform to the Subdivision Rules and Regulations of the Northbridge Planning Board as in effect on the date of submittal of the definitive plan said date being July 27, 1999.

Comment: Plans were revised prior to endorsement.

3. The applicant shall complete the subdivision roadways and install the public utilities in the subdivision within two years after the approval of the plan which at such time endorsement of said approved plan shall expire. Prior to the expiration of said approval period, the applicant may request, in writing, an extension of time, if necessary.

Failure to request an extension of time prior to expiration of said approval period shall result in the Board's notifying the Building Inspector that no additional building permits shall be issued in said development. The request for an extension shall state the reasons for said extension and also the length of time requested. Extension of time shall not in any case exceed two years. Additional extensions after the first may be applied for but not until at least twenty-two (22) months have expired on the extension in effect.

Comment: The project was not completed within 2 years however the Planning Board did grant extensions.

4. Site meetings and inspections with the developer or representative and the Planning Board, Town Planner, the DPW director, and the Town's consulting engineer will be held on a weekly, monthly or as needed basis during construction. Inspections shall be requested of the Town Planner by the developer at least two business days in advance of the inspection of any stage of construction.

Comment: Site meeting and inspections have occurred on an as needed basis

5. The phasing for the development shall be as follows:
Phase I:
(A) Extend Lincoln Circle from the existing temporary cul de sac up to the Tennessee Pipeline easement. A new temporary turnaround will be constructed with its center being station 9+50.
(B) Construct Kennedy Circle from 0+0 at Lincoln Circle to the end.
This phase includes construction on lots 23, 49, 64, 65, 66, and 81 through 93, a total of 18 lots. Lot 79 will be used to construct a temporary detention basin.
Phase II:
(A) Complete Lincoln Circle
(B) Construct Washington Street from Lincoln Circle to Hill Street.
This phase includes construction on lots 1 through 22 and 94 through 105, a total of 34 lots.
Phase III:
(A) Construction of Wilson Street to Roosevelt Drive.
(B) Construction of Roosevelt Drive northwesterly from Wilson Street to cul de sac.
(C) Construction of Roosevelt Drive southeasterly to station 21+0.
This phase includes construction on lots 24 through 35 and 74 through 79, a total of 18 lots.
Phase IV:
(A) Construction of Roosevelt Drive from Lincoln Circle to station 21+0.
This phase includes construction on lots 36 through 48 and lots 67 through 73, a total of 20 lots.
Phase V.
(A) Construction of Roosevelt drive from Lincoln Circle southwesterly and southerly to the cul de sac.
This phase includes construction on lots 50 through 63, a total of 14 lots..

Comment: The project has been constructed in accordance with the approved Phasing.

6. At no time will there be more than 18 lots on a cul de sac.

Comment: At no time has there been more than 18 lots on a cul de sac.

7. The maximum number of lots in the subdivision shall be one hundred five (105).

Comment: The maximum number of lots in the subdivision has remained at 105.

8. An easement will be provided at the end of Roosevelt Drive to allow for access to the abutting property on Sprague Street.

Comment: The easement to provide access from Roosevelt Drive to Sprague Street was eliminated and approved by the Planning Board.

9. Hill Street will be used as access for construction vehicles.

Comment: Hill Street has been utilized for access by construction vehicles.

10. Hill Street will be kept free of dirt and debris and tire scrubbers will be installed.

Comment: Hill Street has been kept free of dirt and debris from the construction site.

11. If at any time another access point is desired, written permission form the DPW Director and the Planning Board is required.

Comment: No other access point has been considered.

12. The stormwater collection system (catch-basin to manhole) will be constructed prior to other construction activity on site in order to protect properties down-gradient from the site from runoff.

Comment: The stormwater basins have been constructed.

13. Covered bus stops with bike racks (as designed on plan) shall be placed at locations determined by the Superintendent of Schools before the completion of each phase.
Comment: Presidential Farms Inc. wishes to request a minor project change deleting this requirement.

14. The Town of Northbridge shall not be responsible for maintenance of the subdivision ways (snow removal, sanding, sweeping) or drainage easements or facilities until such ways are accepted as a public way by the Town.

Comment: Maintenance of the subdivision roads, utilities and easements on unaccepted roads have been the responsibility of Presidential Farms Inc.

15. Maintenance of catch basins within the subdivision shall be the responsibility of the applicant until the roads are accepted by the Town.

Comment: Maintenance of catch basins within the subdivision has been the responsibility of Presidental Farms Inc. on all unaccepted roads.

16. Signs with street numbers will be posted at the curbs of driveways of houses that can't be seen from the street.

Comment: Signs with street numbers have been posted at the curbs of driveways of houses that can't be seen from the street.

17. Conditions imposed by the Northbridge Conservation Commission in any final order of conditions issued for construction of the ways, easements and drainage facilities for the subdivision are hereby incorporated by reference as conditions of approval by the Planning Board.

Comment: The Conservation Commission has issued the Certificate of Compliance for the project Order of Conditions.

18. The applicant will make the following improvements to the intersection of Jefferson Ave and Eisenhower Drive: two street signs (type and location to be determined by Safety Committee and the Board of Selectmen), double yellow lines, and a rumble strip. Improvements are to be completed by the completion of Phase II.

Comment: All the improvements at the intersection of Jefferson Ave and Eisenhower Drive were completed by presidential Farms Inc. However the rumble strip was removed by others.

19. A separate Sediment and Erosion Control Plan for each phase shall be submitted to the Board for review prior to the commencement of construction of that phase. Each plan shall include stockpiling areas showing the type of material to be stored on each area. It shall also indicate specific areas for storing construction equipment and supplies. Applicant shall designate an individual who is to be the Erosion Control Officer.

Comment: A sediment and erosion control plan was submitted for each phase.

20. It is the applicant's responsibility to ensure the implementation of all of the requirements of the Sediment and Erosion Control Plan during construction.

Comment: The Sediment and Erosion control plans were implemented during construction.

21. No material, including topsoil, shall leave the site except in accordance with Northbridge Earth Removal regulations.

Comment: No material has left the site.

22. As part of the Sediment and Erosion Control Plan, dust from construction will be kept to a minimum by watering the roadways as conditions require.

Comment: Dust has been controlled during construction.

23. All dwellings are to be serviced with public water. Adequate water supply will be in relation to the completion of the Hill Street water tank. The developer shall be entitled to construct not more than (15) dwellings within the subdivision until the completion of the water tank and the subsequent adequate supply of water is available. These lots shall be Lots 64, 65, and 81 through 93 of Phase I.

Comment: All dwellings are serviced by public water. The upgrade Hill Street water tank has been completed.

24. A temporary retention basin will be constructed on Lot 79 to serve as a fire protection supply for Lots 64, 65, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, and 93, a total of 15 lots, and shall be built as designed on Plan titled, "Construction Sequencing & Erosion Control Plan for Phase I", and dated, November 15, 1999, and revised December 21, 1999. No lots will be released until the retention basin is approved by the Fire Department, Town Consulting Engineer, and the Planning Board. The retention basin shall be secured with a six (6) foot high chain link fence with one (1) service gate which shall be locked and a key will be given to the Fire Chief after installation. The retention basin shall have a dry fire hydrant that is to be installed outside of the fenced area for fire truck access. The applicant is responsible for maintaining a standing water level in the retention basin of 4 feet to ensure the required quantity for fire protection. The applicant shall hire the services of a qualified professional that is responsible for the monitoring and controlling of mosquito breeding within the retention basin. Once Phase I is complete and the new water tank is operational, the retention basin on Lot 79 is to be drained and the impervious clay material is to be removed. At this time the basin will no longer be used as a fire protection water supply and will be used as a detention basin only.

Comment: A temporary basin was utilized during Phase I and II. It was abandoned when Phase 3 was constructed.

25. No lots shall be released for Phases II though V until the new Hill Street water tank is operational and servicing Phase I.

Comment: The new Hill Street water tank is operational.

26. Cellar floors shall be constructed one foot (1') above maximum groundwater unless footing drains are installed.

Comments: The slab elevations of all the constructed homes are 1 foot above ground water. Footing drains have also been installed.

27. Site Plan Approval is required for the design and location of the grouping of mailboxes if required by the Post Office.

Comment: The Post office has approved the grouping of mailboxes and has been delivering the mail to them.

28. The developer will plant two hundred-ten (210) street trees of two inch (2") caliper. The species type and location will be approved by the Planning Board prior to planting.

Comment: Trees have been planted per the approved plans in Phases 1 through4. The roadway in Phase 5 is currently under construction.

29. The developer shall install street lights at locations determined by the Safety Committee and the street light design shall include baffles which direct light downward.

Comment: Street lights have been installed in the required locations in Phases 1 and 2. The lights for Phases 3 and 4 are on order. Phase 5 is currently under construction.

30. Lots 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 58 within the subdivision shall be subject to the following restriction which shall be incorporated into the initial deed of Applicant to any purchaser and shall remain in perpetuity. All dwellings and structures shall be a minimum of 50 feet from adjacent properties. This shall be known as the buffer zone which is to be retained in its natural vegetative state to the maximum extent feasible. There is to be no cutting or mowing within the buffer zone without approval of the Planning Board.

Comment: A fifty foot buffer has been maintained on all the required lots to the maximum extent feasible.

31. The restriction for the buffer zone must be present in the deed prior to the issuance of an occupancy permit.

Comment: The restriction is referenced in the deeds in the deeds of the lots that have already been conveyed.

32. All dwellings within the subdivision shall be provided with public sewer. Prior to the start of any construction of Phase I, the developer shall provide to the Planning Board copies of an approved sewer extension permit authorizing the developer to extend the public sewer for all 105 dwellings within the subdivision.

Comment: Public sewer has been proved to all the dwellings.

33. The existing sewage lift station at Adam's Circle will be used to support this development. Automatic alarms that are capable of interfacing with the new upgrade of the treatment plant will be provided in order to notify the plant and the Fire Department of any emergency condition such as power outage or high water alarm.

Comment: The sewer lift station is operational and is currently maintained by the Sewer Department.

34. Parcels B and C are to be shown as a unified parcel "B-1" on the plans submitted for endorsement. This parcel shall be preserved as agricultural open space and shall, prior to commencement of dwellings in Phase III of the subdivision (those dwellings hereby frontage upon Wilson Street or Roosevelt Drive) be subjected to the Agricultural Open Space Restriction known as "Attachment A" of these conditions of approval. Such restriction will be recorded into the deed and prior to the commencement and construction of dwellings in Phase III, such parcel shall be conveyed to an appropriate entity complying with the provisions of Section 173-86(D) of the Northbridge Zoning By-Laws. Pending such action, no buildings shall be constructed upon Parcel B-1 without the approval of the Planning Board. The parcel shall remain farmland until the restrictions of Attachment A have been recorded.

Comment: The agricultural open space restriction was filed in the Worcester District Registry of Deeds in Book 47123 Page 310.

35. The Planning Board will be allowed to review sketches of a site plan for any buildings to be constructed that are under six thousand (6,000) square feet of floor area on any of the open space parcels. Any building over six thousand (6,000) square feet of floor area or requiring 10 or more parking spaces is subject to Site Plan Review by the Planning Board under the provisions of 173-49 of the Northbridge Zoning By-Laws.

Comment: No building over 6000 square feet is currently proposed on any of the open space parcels.

36. Parcels A & D as shown on the Plan are to be preserved as permanent open space, subject to the construction by the Applicant of the play area on Parcel D as proposed in the revised plans which play area shall be completed by the Applicant prior to construction of any dwellings in Phase IV (Roosevelt Drive from Lincoln Circle southwesterly and southeasterly to the cul de sac). Parcels A & D shall be conveyed to the Town of Northbridge as the first option, or if the Town does not wish to obtain ownership, such parcels will be conveyed to another appropriate entity as identified in Section 173-86(D)of the Zoning By-Laws prior to construction in Phase IV. If such conveyance is not to the Town of Northbridge, such land shall be subject to a permanent open space restriction as reasonably approved by the Planning Board.

Comment: The disposition of Parcels A and D have been discussed with the planning board. The final disposition is still under discussion.

37. The Planning Board will have sixty (60) days to review any entity, that such open space known as Parcels A, B-1, or D will be deeded. Any deeds, restrictions, or other documents relating to these parcels shall be reviewed by Town Counsel and the Planning Board.

Comment: The Applicant will comply with this requirements for Parcels "A" and "D". Parcel B-1 has already been conveyed in compliance with these requirements.

38. Fencing around open space lot B-1 shall be consistent with agricultural purposes. Fencing shall not be a vertical board fence, chain link, or barbed wire. Any fencing to be placed within the open space shall need approval of the Planning Board.

Comment: No fencing was installed by Presidential Farms Inc. However the Presidential Land Trust has installed a split rail fence in order to delineate the boundary line between Phase 5 and the Land Trust property which is Parcel B-1

39. The developer is responsible for maintaining Parcel D (i.e. mowing and cleaning) until it is conveyed to the Town of Northbridge or another entity as identified in Section 173-86(D)of the Zoning By-Laws.

Comment: When the work on Parcel "D" has been completed Presidential Farms Inc. will comply with this condition

40. The developer shall stub a water line to Recreation Lot "D" before leaving Phase III.

Comment: A water line stub was left for Parcel "D"

41. Prior to endorsement the applicant shall submit to and obtain Planning Board approval of a revised plan for the bike path as required in the Special Permit. This condition shall be waived if, prior to endorsement, a public hearing is held and a decision has been made that would change the Special Permit requirement of installing the bike path.

Comment: The plans for the bike path were submitted and approved by the Planning Board.

42. Prior to the endorsement, the applicant shall submit to and obtain Planning Board approval of a landscape plan for the islands at the end of cul de sacs.

Comment: The landscape plan for the cul-de-sac islands were submitted and approved by the Planning Board.

43. A waiver has been granted from the maximum 7% grade for the centerline of the proposed roadway. The proposed grade of Wilson Street has been designed with a 10% grade for approximately 70 feet and then returns to a 3% grade. This waiver is being granted in order to avoid a significant cut on both Wilson Street and Kennedy Street.

Comment: *Acknowledgement waiver granted.*

44. A waiver has been granted from the requirement of looping the waterline for a cul de sac in excess of 500 feet. The beginning of Roosevelt Drive is 750 feet long servicing 14 lots, Kennedy Circle is 590 feet servicing 11 lots, and Lincoln Circle is 550 feet servicing 11 lots.

Comment: *Acknowledgement waiver granted.*

45. A waiver has been granted from the requirement of sidewalks around cul de sacs.

Comment: *Acknowledgement waiver granted.*

I trust that this information is sufficient for your purposes. Please call me if you have any questions.

Sincerely

Normand T. Gamache Jr., P.L.S.
Project Surveyor

JH Engineering Group

SITE DEVELOPMENT
PERMITTING
WASTEWATER
SURVEYING

October 20, 2016

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588

Subject: **Presidential Farms**
Phases III & IV
Road Acceptance Punch List

JHEG Job #: **C0034-11**

Dear Gary:

On September 24, 2016, JH Engineering Group, LLC (JHEG) conducted a site visit to review conditions of the subdivision in preparation of a request for Road Acceptance by the Developer on Phase III - Wilson Street from Roosevelt Drive (Sta. 0+00) to Lincoln Circle (Sta. 5+95) and Roosevelt Drive from Sta. 20+95 to the cul-de-sac (Sta. 31+60 +/-) and Phase IV - Roosevelt Drive from Lincoln Circle (Sta. 8+16) to Sta. 20+95. The plan entitled "Presidential Farms" dated July 27, 1999, latest revision date February 6, 2001, endorsed by the Northbridge Planning Board on February 27, 2001 and prepared by Guerriere & Halnon, Inc. was utilized during the site visit. We were on site at 7:50 a.m. and departed at 9:31 p.m. The weather conditions during the site visit was 53 degrees and partly cloudy. The review of the As-Built Plans, Layout Plans, and legal descriptions will be conducted under separate letter.

Our field observations were:

1. Since the sanitary sewer is live, we assumed that the brick inverts had been installed. We did not open any of the sanitary sewer manhole covers. The Sewer Department shall verify.

2. The handicapped ramp on the northwest corner of the Lincoln Circle/Wilson Street intersection is currently asphalt and should be removed and replaced with concrete.

3. In general, there are numerous locations where the additional loam behind the granite curb is needed to fully back the curbing.

4. A majority of the catch basins, mainly in Phase III were not provided with hoods.

5. The drainage manhole structures were not opened to verify if the brick inverts have been installed. Most of the frames and pick holes need to be cleaned of asphalt.

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6. The sanitary sewer manhole frame at Sta. 1+90, Wilson Street appears to have been moved during the top course paving operation. The frame needs to be reset and the pavement around the frame repaired.

7. The drain manhole cover at Sta. 1+95, Wilson Street is the wrong cover for the frame as the cover is approximately ½ inch lower than the frame rim.

8. The sanitary sewer manhole cover at Sta. 4+14, Wilson Street needs to be replaced.

9. There is a metal can embedded in the top course pavement on Wilson Street at approximately Sta. 5+50 that need to be removed and the pavement repaired.

10. There is a depression around the light pole base at the corner of Wilson Street and Roosevelt Drive that needs to be filled.

11. CB 36 and CB 37 on Wilson Street (Sta. 3+40) have standard grates, the approved plans show cascade grates.

12. What is the purpose of the Drain Manholes located on Wilson Street near Sta. 4+60? They appear to be abandoned drainage structures but we have not verified if the upstream and downstream drainage pipes have been sealed to assure to runoff is allowed to enter these structures and pipes.

13. The hydrant valve for the hydrant at the corner of Wilson Street and Roosevelt Drive needs to be raised to grade.

14. The stop sign at the corner of Wilson Street and Roosevelt Drive is leaning and should be leveled.

15. The concrete apron at the Parcel 'D' Recreation Area has been installed. The grass plot between the curb line and sidewalk near the apron needs loam and seed.

16. The street light in the Roosevelt Drive cul-de-sac has not been installed.

17. A Drop Inlet was proposed on the southeasterly corner of Lot #76 (DI 1) that is not shown on the As-Built plans nor visible in the field. There is significant grass clipping piled in the area where the drop inlet is intended. Was the inlet installed? Also the grass clipping should be removed.

18. The area around the water gate valve at Sta. 20+90, Roosevelt Drive has depressed and needs additional material.

19. There are granite bounds located on Lot #73 and Lot #36 (appear to be opposite each other) that are not shown on the Layout Plans. What is the purpose of these bounds?

20. There are several what appears to be abandoned water blow-offs (1" tubing) on Lots that should be removed.

21. The concrete apron and sidewalk for Lot #43 has been damaged and needs to be repaired.

22. The telephone box between Lots #45 and 46 is damaged and needs to be repaired.

23. The driveway apron for Lot 48 has been damaged.

24. There is not street sign at the Roosevelt Drive and Lincoln Circle intersection.

25. There is excessive asphalt on top of CB #11 (Roosevelt Drive – Sta. 15+50 right) that needs to be removed.

26. The following bounds were not found in the field. They are noted on the Street Acceptance Plan as Conc. Bound Set. The bounds have been removed, covered over, or within driveways. The Street Acceptance Plan needs to accurately depict the bound actually installed.

    a. Wilson Street – A drill hole in the sidewalk was provided at a 4 foot offset from the proposed bound. Why was bound not set?
    b. Wilson Street - Sta. 2+58 right was not found.
    c. Roosevelt Drive – Sta. 18+30 left or right were not found.
    d. Roosevelt Drive – Sta. 15+08 right was not found.
    e. Roosevelt Drive – Sta. 9+06 left or right were not found.
    f. Lincoln Circle – Sta. 3+15 right, the existing monument was damaged by lot grading.

27. A total of 40 lots have frontage on Wilson Street or Roosevelt Drive. These include 40 corner lots with Lincoln Circle. A total of 18 street trees was counted on Wilson Street and 58 street trees on Roosevelt Drive for a grant total of 76 street trees for the 40 lots. The streets trees o Lincoln Circle on the corner lots were not counted for compliance. The Planning Board should determine if the intent of the approval has been met. The Approved plan indicates that a total of 210 street trees is to be planted throughout the entire subdivision.

28. Prior to Road Acceptance, all the drainage should be cleaned, the detention basins mowed and cleaned, and the outlet structures cleared of any debris.

If you have any questions or comments, please feel free to contact me.

Sincerely,
JH Engineering Group, LLC

Jeffrey W. Howland, P.E.
President

cc: Northbridge Conservation Commission, via e-mail
James Shuris, P.E., via e-mail
Jamie Luchini, via e-mail
Mark Kuras, via e-mail
David Brosse, via e-mail

Town of Northbridge
Department of Public Works

11 Fletcher Street, P.O. Box 88
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James Shuris, P.E., MBA
Director of Public Works

24 October 2016

MEMORANDUM

To: Gary Bechtholdt
Town Planner
From: James Shuris, P.E., MBA
Director of Public Works

RE: Department of Public Works Report for:
Presidential Farms

Dear Gary:

The Department of Public Works has reviewed the attached Road Acceptance Punch List Report for Presidential Farms dated 20 October 2016 prepared by JH Engineering Group, LLC for the above referenced project and agree with all comments.

We also made a field visit to this project site to further verify correctness.

Please accept our approval of this report.

Very truly yours,

James Shuris, P.E., MBA
Director of Public Works

Town of Northbridge
Department of Public Works

11 Fletcher Street, P.O. Box 88
Whitinsville, Massachusetts 01588-0088
Tel. No. (508) 234-3581 – Fax. No. (508) 234-0807

James Shuris, P.E., MBA
Director of Public Works

28 September 2016

MEMORANDUM

To: Gary Bechtholdt
Town Planner

From: James Shuris, P.E., MBA
Director of Public Works & Town Engineer

RE: Presidential Farms – 565 Roosevelt Avenue
Street Light Base Elevation

Dear Gary:

I am writing to advise your office that the street light base elevation located in the vicinity of 565 Roosevelt Avenue had to be raised due to ledge beneath the sloped surface in the vicinity of 565 Roosevelt Avenue. When completed the exposed base elevation above finish grade will be 6 to 10-inches versus the standard 3-inches (see attached National Grid Figure 34).

The street light base (as installed) has been approved by the Engineering Division of National Grid and the Department of Public Works also approves same.

Very truly yours,

James Shuris, P.E., MBA
Director of Public Works

Supersedes 01/07 Issue – Deleted second conduit.

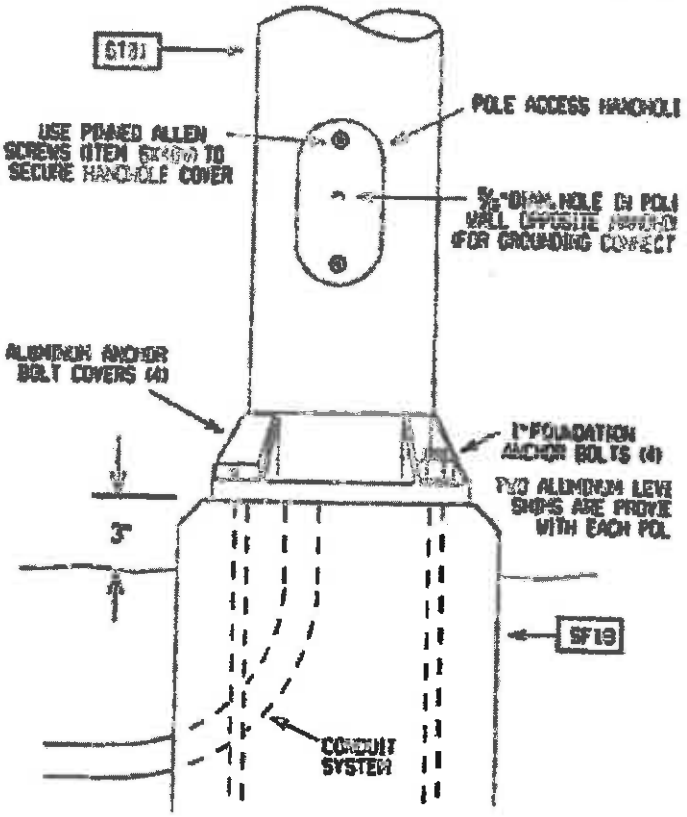

Figure 34
Aluminum Pendant Pole – Installation

CAUTION: Never install pole without arm and luminaire. The arm / luminaire combination contributes to dampen wind induced vibration forces which could lead to pole failure.

TOWN OF NORTHBRIDGE
PLANNING BOARD
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-2447 FAX: (508) 234-0814

October 17, 2016

David Brossi, President
Presidential Farms, Inc.
15 Juniper Lane
Grafton, MA 01519

COPY

RE: PRESIDENTIAL FARMS SUBDIVISION
Section 222-12 Utilities [Telephone]

Dear David:

It has come to the attention of the Planning Board that some developers may have decided to no longer provide separate utility for phone service, opting instead to combine phone and cable with a local provider.

It is the Planning Board's position, in accordance with Section 222–12 Utilities of the Subdivision Rules & Regulations, that a separate telephone utility is required and shall be provided to comply with this standard. The telephone utility (conduit) shall be placed underground at the time of initial construction within all phases of the subdivision development.

In instances where installation may not have been done or since discontinued within the subdivision the Developer shall provide the Planning Board with a communication noting location of lots serviced by the separate telephone utility and a timetable as to when this requirement will be satisfied.

Adherence to this mandatory improvement is not optional; a determination of the Planning Board shall be required for any deviations from this subdivision provision.

If you should have any questions concerning this matter please address a letter to the Planning Board, whereupon receipt arrangements will be made to discuss this further at a scheduled meeting.

Sincerely,

Brian J. Massey, Chairman
NORTHBRIDGE PLANNING BOARD

Cc: /File

Gary Bechtholdt

From: Gary Bechtholdt <gbechtholdt@northbridgemass.org>
Sent: Wednesday, September 07, 2016 11:52 AM
To: 'jeff Howland'
Cc: Brian J. Massey; bkinney@northbridgemass.org
Subject: Presidential Farms -PB site visit

Importance: High

Jeff:

To assist in your preparation of your report/punchlist provide below is a listing of items noted during the site walk (Presidential Farms)

Let me know if you are unsure of any –I have pics if you need them.

- Missing CB Hoods
- Missing sidewalk & aprons (Roosevelt) /parking area, etc.
- Streetlights
- Street Trees
- Monument installation (confirmation) -Concrete/Granite
- Chain-linked fencing along wetland crossing (Roosevelt)
- Loam & seeding w/in grass strip
- Numerous areas along/within the grass strip need additional loam
- General site clean-up
- ADA ? on community mailboxes
- Letter from PE certifying ponds built as approved & working as designed
- Clean manholes structures (pavement/tar) –I believe there was at least one on Wilson that needs to be cleaned of excess asphalt
- Fix driveway at end of cul-de-sac
- Confirm landscape plantings w/in island
- Provide buffer screening along backside of electrical box. etc. at cul-de-sac
- Confirm side slope along backside of sidewalk (Wilson St.) satisfies min. standards
- Extend/install sidewalk and ramp(s) at Lincoln Circle & Roosevelt entrance
- Provide comment re: large rock outcrop at corner
- Comment of utility located at (opposite) corner
- Mortar joint curbing
- Remove debris along backside of curbing (Roosevelt) where house development has not commenced
- Remove / cap remnant water line service (Roosevelt) back of sidewalk

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street

Gary Bechtholdt

From: Gary Bechtholdt <gbechtholdt@northbridgemass.org>
Sent: Wednesday, October 12, 2016 3:32 PM
To: 'David Brossi'
Cc: bkinney@northbridgemass.org; Brian J. Massey
Subject: RE: Presidential Farms -Status/Update

David:
I mentioned to the Planning Board last night that you may not be available for their meeting of Tuesday, November 01, 2016.
They advised that you provide them with the updated construction schedule and narrative on overall status, nonetheless.
They also indicated that a representative, perhaps someone from G&H could attend to review the status of the project with them on 11/1.
-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

From: David Brossi [mailto:davidbrossi@gmail.com]
Sent: Wednesday, October 05, 2016 2:46 PM
To: gbechtholdt@northbridgemass.org
Subject: Re: Presidential Farms -Status/Update

Gary,

Thanks for the email.

Unfortunately, I have a previous commitment on the evening of November 1st so I can't attend that meeting. Please let me know the meeting after that and the time so I can make arrangements to attend.

Additionally, I am still waiting for the punch list so that I can address those concerns. My desire is to request a bond reduction at the same meeting but I need to see where the concerns are.

Thank you
David

On Oct 5, 2016, at 1:38 PM, Gary Bechtholdt <gbechtholdt@northbridgemass.org> wrote:

David:

Please find attached (PDF) –electronic copy of letter(s) dated October 05, 2016 requesting status reports & your attendance at the Planning Board meeting of **Tuesday, November 01, 2016 (7:05PM –Town Hall).** Original to be mailed out later today.

The Planning Board has invited the developers of active subdivisions to meet with them over the next couple of meetings -to review performance and overall status of construction.

On 10/11 the Planning Board is scheduled to review Camelot, Hemlock & Carpenter Estates and on November 1st the Planning Board shall review the Presidential Farms & Leonardo Estates subdivisions.

The Planning Board shall look to have its consulting engineering (JH Engineering Group, LLC) attend the meetings as well.

By way of this email I shall provide same to others to keep them in the loop.

Any questions –please let me know.

Take care,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

<SKM_224e16100513300.pdf>

Gary Bechtholdt

From: Gary Bechtholdt <gbechtholdt@northbridgemass.org>
Sent: Tuesday, October 18, 2016 3:56 PM
To: 'Tiffany Salo LeBlanc'
Subject: RE: [Northbridge MA] Presidential Farms

COPY

Tiffany:

I am in receipt of your email below -thank you.

I know of the sign on Hill Street announcing the development and availability of house lots but I do not know if anything permanent is required.

I would need to double-check the approval to see if such identification was contemplated or a requirement.

Typically this type of signage is not requested any more -as they restrict sightlines of drivers existing the subdivision and they are not maintained.

If I find that a Presidential Farms sign is called for in the approval I will let you know -and will also remind the developer of the same.

Take care,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

-----Original Message-----
From: Tiffany Salo LeBlanc [mailto:Maliz1218@hotmail.com]
Sent: Tuesday, October 18, 2016 1:56 PM
To: planning@northbridgemass.org
Subject: [Northbridge MA] Presidential Farms

planning,

Someone has sent you a message using your contact form on the Northbridge MA site.

If you don't want to receive such e-mails, you can change your settings at http://www.northbridgemass.org/users/planning.

Message:

Hello,

I am inquiring to see if there was any plan to put a "Presidential Farms"
sign at the corner of Jefferson/Sutton Ave. I do know that there is an older one hiding in the trees on the corner of Eisenhower/Sutton, indicating "Presidential Estates." Jefferson/Sutton Ave entry is high traffic into the development since it is right off Sutton after the intersection, and I thought it might not only im[rove the aesthetics of the development as whole, but also identify the development as well. Some developments have signs embedded in the rock walls whole other have one similar to Washington st.

Thank you.

Tiffany Salo-LeBlanc
Resident, 82 Jefferson Ave.

==========

Message sent by: Tiffany Salo LeBlanc (Maliz1218@hotmail.com)

==========

Whitinsville Water Company –Hemlock Estates

(Reference to email communication sent/received 8/10/2015)

1. 15 Hemlock completed by WWC
2. 17 Hemlock St – Curb box paved over in driveway.
3. 19 Hemlock St – Curb box paved over in driveway.
4. 220 Hemlock St – Curb box paved over in driveway.
5. 225 Hemlock St – Raise curb box 12".
6. 245 Hemlock St – Raise curb box 5".
7. 246 Hemlock St – Raise curb box 24".
8. 256 Hemlock St – Raise curb box 6".
9. 266 Hemlock St – Raise curb box 5"
10. 42 Fir Hill Lane – Raise curb box 5".
11. 84 Fir Hill Lane – Curb box paved over in driveway.
12. 105 Fir Hill Lane – Curb box needs to be raised 8".
13. 138 Fir Hill Lane – Main gate valve paved over in road.

Completed.

14. Intersection of Spruce and Hemlock – 3 Gate valves paved over in road.

Items 2-12 and 14 are still as is previously inspected. WWC also found:

1. Hydrant at top of Spruce St. bushes are to close. A 5 foot radius is proper specifications.
2. Hydrant at 129 Fur Hill Lane is painted red and white. Hydrants are to be painted yellow and white per WWC specifications.
3. Hydrant at 255 Hemlock has low flow. WWC believes a restriction is causing the issue and a metallic has been located in the sidewalk under cement that WWC also believes to be a gate box. This gate if not open can cause low flow at the hydrant.

Whitinsville Water Company –Presidential Farms:

Roosevelt looks good just the hydrant at end of cold-a-sac needs painting. All valves are level and the new construction on the last phase is too early for any review since it is all dirt and being installed.

Whitinsville Water Company –Carpenter Estates:

Carpenter Estates all is great here.

Whitinsville Water Company –Leonardo Estates:

Only one house being built and no other work being constructed but the only thing we will be asking for is hydrants painted to proper colors and all hydrant vales raised to be equal with pavement.

Whitinsville Water Company –Camelot:

Hydrant at 175 Joseph needs 6 inch extension.

39 Joseph Hydrant needs to be raised 6" extension and painted

72 Joseph Hydrant needs to be raised 6 inches and gate box needs to be found and raised

81 Joseph Hydrant needs to be raised 6 inches and gate box needs to be raised even with asphalt.

Gary Bechtholdt

From: Gary Bechtholdt <gbechtholdt@northbridgemass.org>
Sent: Tuesday, November 08, 2016 8:43 AM
To: cdkeyconcepts@gmail.com; bkinney@northbridgemass.org; Brian J. Massey; gbechtholdt@northbridgemass.org; Harry Berkowitz; James Berkowitz; markkeycctx@aol.com; Pamela Ferrara
Subject: FW: Presidential Farms

FYI --please see below.

Ed was the gentleman that attended that last meeting where Presidential Farms was to be discussed –he plans to attend again 12/6.

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

From: Orazine, Edward [mailto:exo@epm-inc.com]
Sent: Tuesday, November 08, 2016 8:23 AM
To: gbechtholdt@northbridgemass.org
Subject: FW: Presidential Farms

Hi Gary,

In reviewing some of the items, I have some comments, and may have additional. I am putting the items that affect us directly upfront, as the walking path, as I am sure everyone is aware, affects us directly, and concerned if not corrected may cause issues later.

1. We have not seen any movement on the bike and walking path in terms of fixing the walking path, or providing the top covering (there is exposed soil where the ground has been cut). Have new walking path plans been provided and approved? Does the Conservation Board need to review erosion/runoff control while the soil is exposed? We have been told it will be completed next spring /summer (no definitive timeline).

2. Then, the letter from October 13 states the bike and walking trails are essentially complete, for which we do not agree the statement. They still need to correct the path as it still passes through our property, and the ground has been cut, but no wood chips or other covering? Further, the exposed soil is eroding in parts. Finally, has the portion of the path to Adams Circle been completed- last time I checked it had not, but that was a couple months ago?

3. At 419 Roosevelt an orange conduit is sticking out of the ground and has been for about 2-years. Will this be removed/terminated?

4. Item 22, the dust has not been controlled through construction, particularly this past summer when it was very dry and dust was blowing across the road from the dirt piles, and open soil areas. Shouldn't be a factor as we go into the winter months. Then open path had been a source of dust for us and our neighbor (Lot 34). Then, there are quite a few areas with exposed soil, again this may be corrected in short order as the lots are completed and since we are into the colder months.

5. As a general note, we do not think it is appropriate to have our driveway viewed as a pedestrian access point.

6. Then proper notification should be provided to the property owners when construction on the path is to occur – for truck access and such.

Additional general questions:

7. Some of the comment responses on the letter date October 19, 2016 do not seem completely address the question/comment. Such as:
    a. Item 3, have the extensions been provided in writing, or other general agreement.
    b. Item 13, bus stops/racks. An alternative should be provided, a number of cars park at the entrance waiting for the bus (to house the kids from the weather).
    c. Item 16, may not be complete – Lot 33 for example?
    d. Item 19 and 20, is it the intention of the erosion control plan to remove the barriers at completion. They have been abandoned in place in some cases (black tarp)? There has been improvement in clean up the random piles of debris and trash from the Phase II and IV areas.
    e. Item 24 talks about a dry hydrant outside fenced area. Are retention areas to be fenced? (Separately, has anyway flushed/tested the hydrants within the past year, are they being maintained by the city or developer?)
    f. Item 30, what does maximum extent feasible mean?
    g. Item 33, regarding alarms for the sewer lift station. Have they been provided or not?

8. Hydrant at the Cul de sac of Roosevelt Drive is Red. Is this the intention, or should it be the same paint color as other hydrants on the street?

9. I think I saw somewhere a comment on the neighbor's driveway (419 Roosevelt) being slightly above the street level.

10. Has there been any confirmation on the recreation area at the Roosevelt cul de sac?

The responses seem to be forward thinking and do not seem to provide much detail as to the current conditions should be positively verified before accepting completion. I am planning to attend Dec 6.

Thanks,
Ed

From: Gary Bechtholdt [mailto:gbechtholdt@northbridgemass.org]
Sent: Wednesday, November 02, 2016 9:57 AM
To: Orazine, Edward <exo@epm-inc.com>
Subject: RE: Presidential Farms

Thanks –I recognized the name (sing-in sheet) when I came in this morning.

Attached is the information Mr. Brossi provided the Planning Board, as well as a report from the PB's consulting engineering overseeing the project.

As mentioned last evening -the Planning Board will look to review the status of Presidential Farms subdivision with the Developer on Tuesday, December 6th (7:05PM –Town Hall).

If you should have any questions or ongoing concerns please feel free to let me know.

Take care,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

From: Orazine, Edward [mailto:exo@epm-inc.com]
Sent: Wednesday, November 02, 2016 9:36 AM
To: gbechtholdt@northbridgemass.org
Subject: Presidential Farms

Hi,

I am just following up from the meeting last night (November 1, Tuesday) in regards to the punchlist of sorts for Presidential Farms.

Thanks,
Edward Orazine
416 Roosevelt Dr.

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Gary Bechtholdt

From: Barbara Kinney <bkinney@northbridgemass.org>
Sent: Tuesday, November 29, 2016 9:26 AM
To: gbechtholdt@northbridgemass.org
Subject: Bike / Walking Paths at Presidential Farms

Gary:

I spoke with Rosa Orazine today and she has expressed concerns with the bike / walking paths at Presidential Farms. She is concerned with the location of the path to her property line and also that the path is narrow and close to the detention basin with no railing / fence, etc. to prevent someone from falling into the detention basin.

She and her husband are planning on coming to the Planning Board meeting on Dec 6.

Barbara Kinney
Planning / Conservation Administrative Assistant

=

TOWN OF NORTHBRIDGE, MASSACHUSETTS
COMMUNITY PLANNING & DEVELOPMENT
R. Gary Bechtholdt II, Town Planner
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.2447 Fax: (508) 234.0814
gbechtholdt@northbridgemass.org

November 03, 2016

Doreen A, Cedrone, Town Clerk
Northbridge Memorial Town Hall
7 Main Street Whitinsville, MA 01588

COPY

RE: 149-159 BORDER STREET (MULTI-FAMILY)
Engineering Consulting Services

Dear Mrs. Cedrone:

Please be advised at its meeting of Tuesday, November 01, 2016 the Planning Board upon motion duly made and seconded voted (5-0) to ENGAGED the services of JH ENGINEERING GROUP, LLC of Worcester, MA to perform consulting services on its behalf for the above noted site development proposal.

The purpose of JH ENGINEERING GROUP, LLC services shall be to provide the Northbridge Planning Board with an independent assessment/review of the Site Plan Review Application, specific to stormwater management pursuant to state/local bylaw regulations.

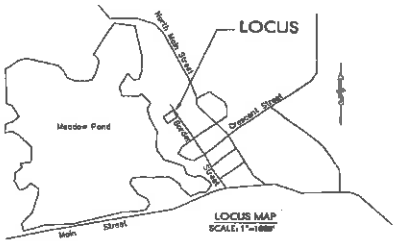
As the awarded consultant, JH ENGINEERING GROUP, LLC shall provide written report(s) to the Planning Board. JH ENGINEERING GROUP, LLC may also be required to make oral presentation(s) at public meetings held by the Planning Board.

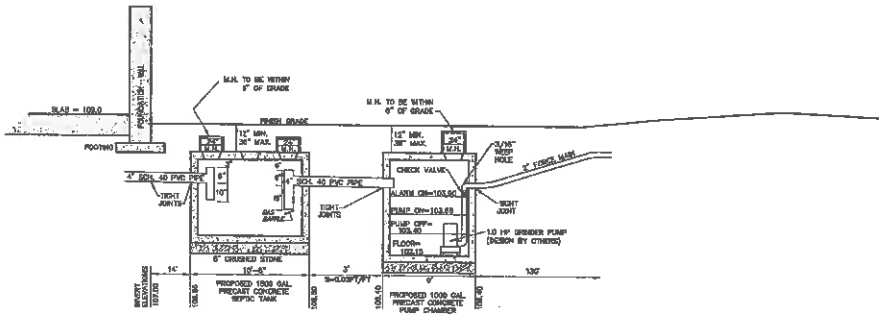
Should you require additional information or have any questions please contact the Planning office.

Sincerely,

R. Gary Bechtholdt II
Northbridge Town Planner

Cc: J. Howland, JH Engineering Group
Applicant/Engineer
/File





APPLICANT:
GADOURY HOMES, LLC
6 RESERVOIR AVENUE, POST OFFICE BOX 495
MANCHAUG, MA 01526

ASSESSOR'S INFORMATION:
ASSESSOR'S MAP 6A, PARCEL 82

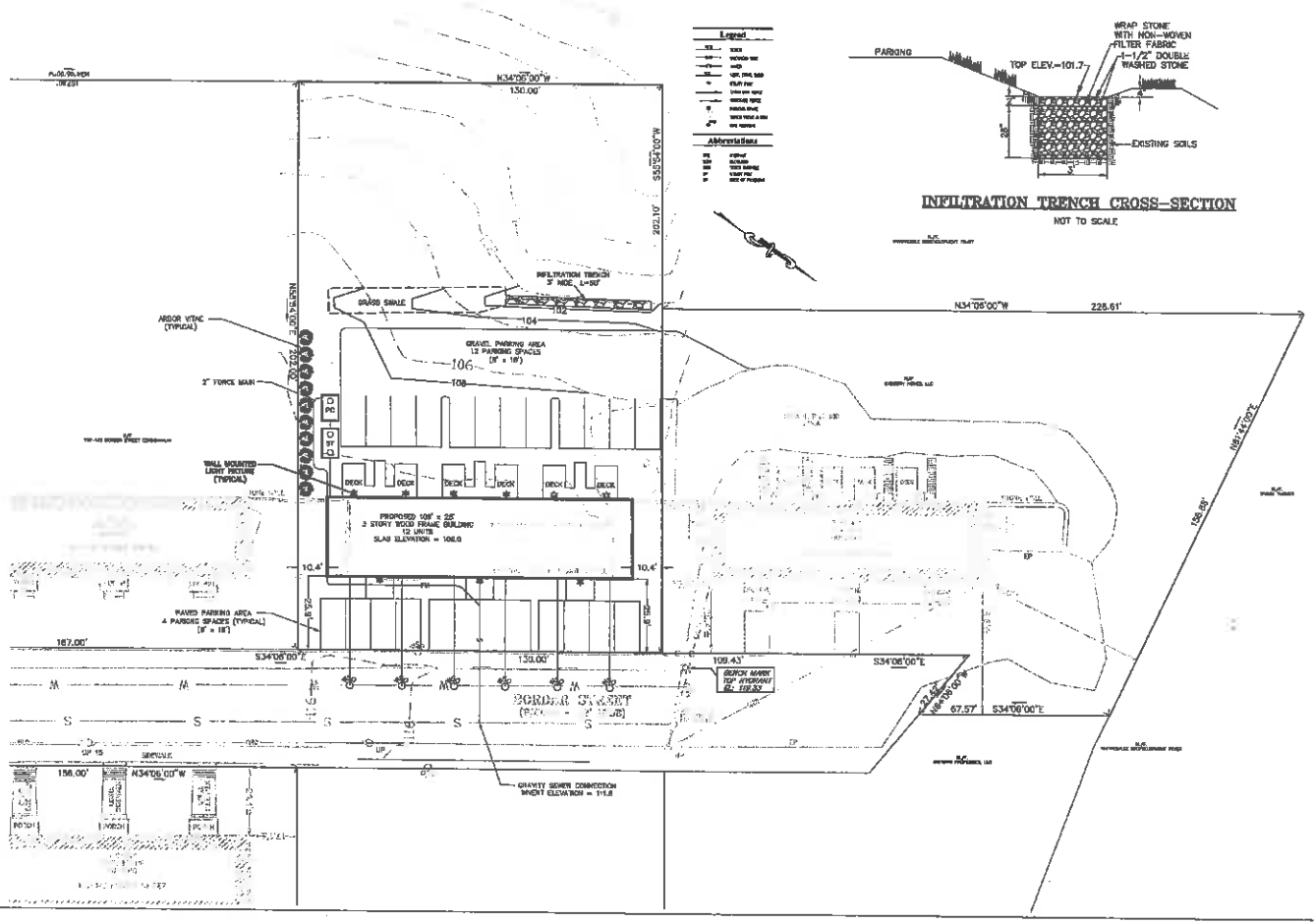
ZONING DISTRICT: RESIDENTIAL FIVE (R-5)
MINIMUM FRONTAGE: 50 FEET
MINIMUM AREA: 2,000 PLUS 2,000/UNIT (MULTIFAMILY)
MINIMUM FRONT SETBACK: 10 FEET
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 15 FEET

PARKING REQUIREMENT
2 PARKING SPACES PER DWELLING UNIT
12 UNITS x 2 SPACES = 24 SPACES (MINIMUM)

NOTES

1. All abutting land use is residential.

2. The property shown hereon is located within the aquifer protection district.



INFILTRATION TRENCH CROSS-SECTION
NOT TO SCALE

KNAPIK CONSULTING, Inc.
1279 PROVIDENCE ROAD
WHITINSVILLE, MA 01588
(617) 529-7263

PARCEL AREA: 26,260± SQUARE FEET

REFERENCE IS MADE TO THE FOLLOWING PLANS AND DEEDS RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS:
PLAN BOOK 169, PLAN 37
DEED BOOK 50406, PAGE 218

EXTERIOR OFFSETS ARE MEASURED FROM FOUNDATIONS PERPENDICULAR TO PROPERTY LINES.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

OWNER OF RECORD:
GADOURY HOMES, LLC
6 RESERVOIR AVENUE
MANCHAUG, MA 01590

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: 11/25/2016

W. ROBERT KNAPIK, PLS NO. 38383

SITE PLAN

149-159 Border Street
Northbridge, Massachusetts
PREPARED FOR
Gadoury Homes, LLC
SCALE: 1"=20' September 13, 2016
(Revised November 25, 2016)

STORMWATER MANAGEMENT CALCULATIONS
149-159 Border Street
Whitinsville, Massachusetts
November 2016

Recharge to Groundwater

Stormwater recharge is provided to offset the loss of original permeable ground surfaces to a parking area. The project is located within an area mapped by NRCS as Montauk soils which fall into hydrologic soil group C. Within areas of hydrologic soil group C, the requisite recharge volume is 0.25 inches times the impervious area proposed. Although the parking area proposed will not be impervious, recharge of runoff from this area is proposed to provide additional runoff infiltration within the Aquifer Protection District.

Area of proposed parking lot = 4,700 s.f.

Volume of runoff to recharge from parking lot = 4700 x 0.25" = 98 c.f.

Infiltration trench recharge volume provided = 50' x 3' x 2.5' x 30% voids = 112 c.f.

OIL SURVEY OF WORCESTER COUNTY, MASSACHUSETTS, SOUTHERN PART — SHEET NUMBER 25

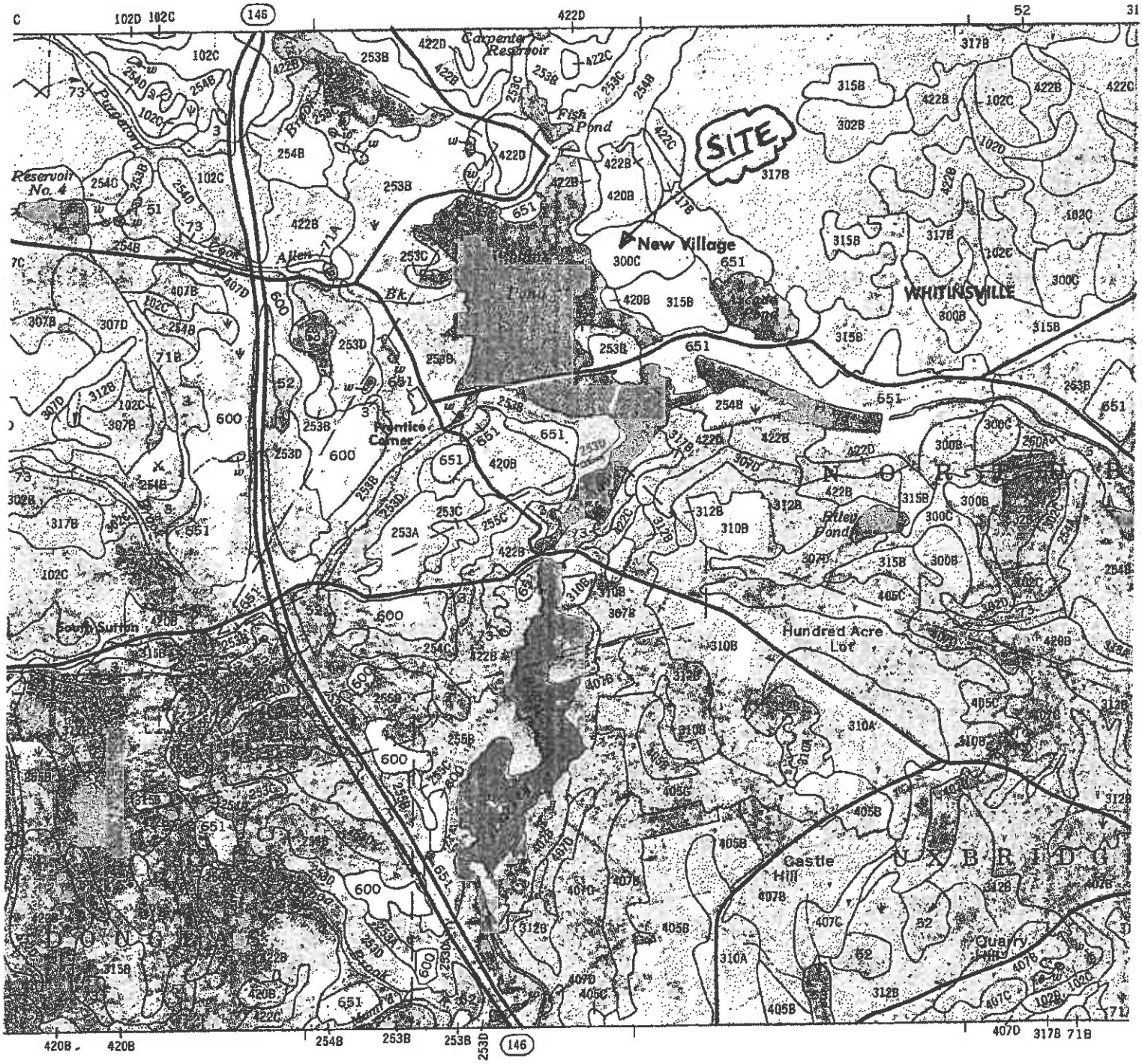


TABLE 17.--Soil and Water Features--Continued

Soil name and map symbol	Hydrologic group	Flooding			High water table			Bedrock		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Potential frost action	Uncoated steel	Concrete
					Ft			In			
102C*, 102D*: Chatfield	B	None	---	---	>6.0	---	---	20-40	Moderate	Low	Moderate.
Hollis	C/D	None	---	---	>6.0	---	---	10-20	Moderate	Low	High.
Rock outcrop.											
253A, 253B, 253C, 253D--Hinckley	A	None	---	---	>6.0	---	---	>60	Low	Low	High.
254A, 254B, 254C, 254D--Merrimac	A	None	---	---	>6.0	---	---	>60	Low	Low	High.
255A, 255B, 255C, 255D--Windsor	A	None	---	---	>6.0	---	---	>60	Low	Low	High.
260A, 260B--Sudbury	B	None	---	---	1.5-3.0	Apparent	Dec-Apr	>60	Moderate	Low	High.
300B, 300C, 300D, 302B, 302C, 302D--Montauk	C	None	---	---	2.0-2.5	Perched	Feb-May	>60	Moderate	Low	High.
305B, 305C, 305D, 307B, 307C, 307D--Paxton	C	None	---	---	1.5-2.5	Perched	Feb-Apr	>60	Moderate	Low	Moderate.
310A, 310B, 312B--Woodbridge	C	None	---	---	1.5-2.5	Perched	Nov-May	>60	High	Low	Moderate.
315A, 315B, 317B--Scituate	C	None	---	---	1.5-3.0	Perched	Nov-May	>60	Moderate	Low	High.
400B, 402B, 402C, 402D--Brookfield	B	None	---	---	>6.0	---	---	>60	Moderate	Low	High.
405B, 405C, 407B, 407C, 407D--Charlton	B	None	---	---	>6.0	---	---	>60	Low	Low	High.
420B, 420C, 420D, 422B, 422C, 422D--Canton	B	None	---	---	>6.0	---	---	>60	Low	Low	High.
600*--Pits, gravel	A	None	---	---	>6.0	---	---	>60	---	---	---

See footnote at end of table.

conditions. Standard 3 requires the restoration of recharge, using infiltration measures and careful site design. Through judicious use of low impact development techniques and other approaches that minimize impervious surfaces and mimic natural conditions, new developments can approximate pre-development recharge for most storms.

The NRCS classifies soils into four hydrologic groups, A thru D, indicative of the minimum infiltration obtained for a soil after prolonged wetting[5]. Group A soils have the lowest runoff potential and the highest infiltration rates, while Group D soils have the highest runoff potential and the lowest infiltration rates. The required recharge volume, the stormwater volume that must be infiltrated, shall be determined using existing site conditions and the infiltration rates set forth below.

Hydrologic Group Volume to Recharge (x Total Impervious Area)	
Hydrologic Group	Volume to Recharge x Total Impervious Area
A	0.60 inches of runoff
B	0.35 inches of runoff
C	0.25 inches of runoff
D	0.10 inches of runoff

For each NRCS Hydrologic Group on the site, the required recharge volume equals the recharge volume set forth above multiplied by the total area within that NRCS Hydrologic Group that is impervious. Infiltration of these volumes must be accomplished using appropriate BMPs. The following BMPs may be used to infiltrate stormwater in compliance with Standard 3: dry wells; infiltration basins; infiltration trenches; subsurface structures; leaching catch basins; exfiltrating bioretention areas[6] and porous pavement. Some proprietary BMPs can also be used to infiltrate stormwater in compliance with Standard 3. Proponents can reduce the volume of stormwater that they are required to recharge by using the LID Site Design Credit.

Infiltration BMPs must be designed, constructed, operated, and maintained in accordance with the specifications and procedures set forth in Volume 2 of the Massachusetts Stormwater Handbook. To size infiltration BMPs so that they infiltrate the required recharge volume, proponents may use the static method or one of the two dynamic methods specified in Volume 3.[7] The static method assumes that no infiltration occurs until the recharge device is filled to the elevation associated with the required recharge volume, is easy to calculate, and generally results in a larger recharge volume than the dynamic methods. The dynamic methods assume that that the recharge BMP is infiltrating as it fills and require certain technical calculations that take this recharge into account when sizing the infiltration BMP.

MassDEP recognizes that it may be difficult to infiltrate the required recharge volume on certain sites because of soil conditions[8]. For sites comprised solely of C and D soils and bedrock at the land

[5] Soil Groups – http://soils.usda.gov/education/

[6] Bioretention areas are an example of a BMP that may be designed to act as a filtering practice or an infiltration device. Bioretention areas that act solely as filters have an underdrain that captures runoff and conveys it to another BMP before it is discharged to a surface water, a wetland, or another BMP. These bioretention areas may be lined. Bioretention areas designed to infiltrate do not have those features. To distinguish the two types of bioretention areas, this Handbook will refer to bioretention areas designed to infiltrate as "exfiltrating bioretention areas" and other bioretention areas as "filtering bioretention areas".

[7] A detailed explanation of procedures that must be followed when applying the static method and the two dynamic methods is set forth in Volume 3.

[8] It may also be difficult for MassHighway to recharge the required recharge volume at every point along an add-a -lane project. For this reason, MassDEP allows MassHighway to use the macro approach, which allows MassHighway to recharge additional runoff at certain locations along a portion of the highway within a subwatershed to compensate for sections of the roadway in the same subwatershed where it may be difficult to recharge the entire required recharge volume. MassDEP and MassHighway intend to

TOWN OF NORTHBRIDGE, MASSACHUSETTS
COMMUNITY PLANNING & DEVELOPMENT
R. Gary Bechtholdt II, Town Planner
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.2447 Fax: (508) 234.0814
gbechtholdt@northbridgemass.org

MEMORANDUM

COPY

Date: October 18, 2016

To: Northbridge Planning Board
Knapik Consulting, Inc.

From: R. Gary Bechtholdt II, Town Planner

RE: 12-UNIT MULTIFAMILY DWELLING (149-159) BORDER STREET
Site Plan [§173-49.1 –Site plan review by Planning Board]

The Community Planning & Development Office is in receipt of Site Plan Review application from Gadoury Homes, LLC (Owner/Applicant) for a 12-unit multifamily dwelling to be located on subject property identified as 149-159 Border Street (Assessor Map 6A Parcel 82); same property as the multi-family (6-unit) destroyed by fire.

GENERAL

1. Reference is made to Site Plan Review application dated October 14, 2016; Site Development Plan prepared by Knapik Consulting, Inc. entitled "Site Plan 149 – 159 Border Street" dated September 13, 2016 (1 sheet); and Architectural Plan prepared by Gary Moyer, Architect (4 sheets).

2. Reference is made to Review Report Form dated October 18, 2016, Site Plan Review Checklist prepared by Community Planning & Development and public meeting notice to be filed with the Office of the Town Clerk October 19, 2016, with mailings to certified abutters on or about the same.

3. Subject property is located within the Residential–Five (R5) Zoning District of the Town of Northbridge. Where serviced by public sewer system minimum lot area (square-feet) for multifamily dwelling is 2,000 plus 2,000/unit.

4. Subject property appears to be located within the Aquifer Protection District Zone II of the Town of Northbridge; Site Development plan shall be revised to include appropriate notation(s). Reference is made to Article XIII [Aquifer Protection Districts] of the Northbridge Zoning Bylaw; *Applicant/Engineer shall secure a determination from the Building Inspector regarding proposed use (multifamily dwelling /12-units) within said overlay district [-see §173-73 Use regulations].*

5. The proposed multifamily dwelling is to be serviced by public water and sewer; the Planning office defers to the Director of Public Works, Whitinsville Water Company and the DPW Sewer Superintendent concerning plan specifications and construction requirements for these utilities.

6. The Planning Board shall determine whether or not engagement of a third-party engineering consultant is required for this proposal. *If so required, a Review & Inspection account shall be established by the Owner/Applicant with an initial deposit of $750.00.*

7. A Technical Review meeting is scheduled for Wednesday, October 26, 2016. A technical review is an informal meeting with the Applicant/Engineer and various municipal departments aimed to assist in the review of an application.

8. In accordance with Section 173-49.1 D (3) 1 of the Northbridge Zoning Bylaw, Site Plan Review Report Forms were sent to municipal departments on or about October 18, 2016. Comments received shall be included in the file and incorporated in the Planning Board review/decision.

9. The Planning Board shall determine whether or not an advisory review of the Northbridge Safety Committee is needed for this application.

SITE PLAN REVIEW [Section 173-49.1]

The Planning Board shall review the site plan and supporting materials, taking into consideration the reasonable fulfillment of the objectives listed below. Detailed design guidelines and performance standards shall be adopted to guide decisions with respect to these objectives and to help ensure consistency in the review of all applications.

1. Legal. Conformance with the provisions of the bylaws of the town, the General Laws of Massachusetts and all applicable rules and regulations of local, state and federal agencies.

2. Traffic. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.

3. Parking. Provisions for the off-street loading and unloading of vehicles, incidental to the normal operation of the establishment; adequate parking; adequate lighting; and internal traffic control.

4. Town services. Reasonable demands placed on town services and infrastructure.

5. Pollution control. Adequacy of methods for sewage and refuse disposal and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.

6. Nuisance. Protection of abutting properties and town amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.

7. Existing vegetation. Minimizing the area over which existing vegetation is to be removed. Where tree removal is necessary, special attention shall be given to the planting of replacement trees.

8. Amenities. The applicant's efforts to integrate the proposed development into the existing landscape through design features, such as vegetative buffers, roadside planting and the retention of open space and agricultural land.

9. Town character. The setback areas and location of parking, architectural compatibility, signage and landscaping of the development and how these features harmonize with the surrounding townscape and the natural landscape

The purpose of the site plan review is to protect the health, safety, convenience and general welfare of the inhabitants of the Town of Northbridge by providing for a review of plans for uses and structures which may have significant impacts on traffic, municipal and public services and utilities, environmental quality, community economics and community values in the town.

COMMENTS

1. See Site Plan Review Checklist attached hereto for initial comments.

2. As noted in the Checklist (attached) Site Plan Review application did not include information on stormwater management (for gravel parking area); Applicant/Engineer shall provide a narrative to be reviewed by the Planning Board.

3. Access to rear parking area is not clearly depicted on plan; access/egress (circulation) shall be shown on the plan. Additional information/detail shall be included on the plan showing location of existing parking areas, travel aisles, walking paths, etc. of the adjoining property. Although abutting lot is currently under common ownership it appears an access easement may be required.

[GoogleEarth Imagery 04.26.2016]

4. Applicant/Engineer shall confirm if the existing curb cuts, sidewalk aprons and parking spaces reserved will be utilized or if locations will be shifted/altered as part of the site development. *Owner/Applicant shall work directly with the DPW on any alteration/modifications to the sidewalk or driveway aprons.*

5. Applicant/Engineer shall consult with the Whitinsville Water Company on preferred water connection locations, design standards and installation requirements; *separate construction plans shall be submitted to WWC for review and approval prior to construction.*

6. Site Development plan shall be revised to callout locations of exterior lighting (including wall packs, etc.). *Any illumination, including security lighting shall be arranged so as to avoid glare onto adjacent properties and to limit the amount of light trespass onto abutting properties. Foot-candle readings at the property line shall not exceed 0.5fc.*

7. It is the understanding of this office that landscaping requirements as provided for in §173-27 [Off-street parking, loading and landscaping standards] of the Zoning Bylaw is limited to nonresidential use (-see Section 173-27 F [Landscaping requirements]. Applicant/Engineer shall review this provision and seek a determination from the Building Inspector.

8. The Applicant/Engineer shall, in a timely manner provide the Planning Board and the municipal departments with written responses to comments received during the site plan review. *The Planning Board's efficiency in concluding its review shall be depended upon how timely and accurately the Applicant/Engineer addresses concerns received.*

The Planning Board shall consider this Site Plan Review application at its meeting of **Tuesday, November 01, 2016 (7:45PM –Town Hall).** If you should require additional information or have any questions concerning this matter please contact the Planning office.

Cc:	Building Inspector	Conservation Commission	DPW –Highway	DPW –Sewer
	Fire Chief	Whitinsville Water Co.	Owner/Applicant	/File

NORTHBRIDGE PLANNING BOARD

SITE PLAN REVIEW CHECKLIST

Reference is made to Section 173-49.1 E [Submission Requirements] of the Zoning Bylaw

Completed by: [signature]

Date: 10.18.2016

PROJECT NAME: BORDER STREET MULTIFAMILY DWELLING (12-UNITS)

GENERAL SUBMISSION REQUIREMENTS	YES	NO	N/A	COMMENTS
1. Eleven (11) prints of the site plan.	√			
2. A properly executed Site Plan Review Application Form	√			
3. Required Fees: $250 filing fee + $10 per parking space.	√			$450 provided
4. Written consent of the property owner to the filing and of the plan if the applicant is not the property owner.			√	Applicant/Owner (same)
5. File with the Town Clerk stating date of submission to Planning Board.	√			[to be filed] October 19 2016

PLAN PREPARATION AND CONTENTS	YES	NO	NA	COMMENTS
1. Prepared by a registered engineer, architect or landscape architect and has the professional seal and signature.	√			Walter R. Knapik, PE, PLS Knapik Consulting, Inc.
2. Plan dimensions are 24" by 36" at scale of 1" = 20 feet.	√			
3. The name of the project, boundaries and locus maps showing the site's location in town, date, North arrow and scale of the plan.		√		Locus map shall be added, North arrow shall include reference Street/County layout
4. Names and addresses of the owner of record, the developer and the seal of the engineer, architect or landscape architect.	√			
5. Names and addresses of all owners of record of abutting parcels and those within 300 feet of the property line.		√		Easterly abutter N/F shall be noted on plan
6. All existing lot lines, easements and rights-of-way, abutting land uses and the location and use of structures within 300 feet of the site. All minimum dimensional requirements in the underlying district and setback requirements shown on the plan.		√		Abutting land use (Residential) shall be noted on plan
7. The locations & uses of all existing & proposed buildings & structures within the development, including all dimensions of height & floor area, & showing all exterior entrances & all anticipated future additions & alterations.	√			-see Site Development plan & Building plans provided
8. The location of all present & proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping, walls & fences. Location, type & screening details for all waste disposal containers shall also be shown.		√		To be confirmed as part of review

PLAN PREPARATION AND CONTENTS (Cont.)	YES	NO	NA	COMMENTS
9. The location, height, intensity, & bulb type of all external lighting fixtures. The direction of illumination & methods to eliminate glare onto adjoining properties		√		To be discussed during review
10. The location, height, size, materials & design of all proposed signage.		√		To be discussed during review
11. The location of all present & proposed utility systems, including: sewage system; water supply system; telephone/ cable/electrical; storm drainage system, including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes and drainage swales.		√		Info re: stormwater management shall be provided (narrative, O&M plan, etc.) Water/Sewer shall be reviewed by WWC and DPW –separate construction plans shall be provided to WWC for review/approval prior to construction
12. Plans to prevent pollution of surface or ground water, erosion of soil, both during and after construction, excessive runoff, excessive raising or lowering of the water table and flooding of other properties.	√			-see above; to be reviewed by consulting engineer
13. Existing & proposed topography at a 2-foot contour interval. If any portion of the parcel is within the one-hundred-year floodplain, the area will be shown and base flood elevations given. Indicate areas within the proposed site and within 50 feet of the proposed site where ground removal or filling is required and give its approximate volume in cubic yards.	√			-to be reviewed by consulting engineer
14. A landscape plan showing existing natural land features, trees, forest cover and water sources and all proposed changes to these features, including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, floodplains and drainage retention areas.		√		No Landscape Plan provided; additional info on fencing and other types screening shall be provided
15. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on site and within 100 feet of the site.		√		Traffic pattern(s) shall be noted on plan - appears access to the rear of the property may be via adjacent lot under common ownership
16. Elevation plans at a scale of 1/4 inch equals one foot for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s), showing design features and indicating the type and color of materials to be used.	√			-see Building plans submitted
17. Information on the location, size and type of parking, loading, storage, and service areas; based on § 173-27.	√			-Bldg. Insp. shall review parking/loading requirements
18. For large developments, those exceeding 10,000 square feet of gross floor area or requiring more than 25 parking spaces or for smaller developments located in high density areas, the development impact assessment (DIA).				

TOWN OF NORTHBRIDGE, MASSACHUSETTS
COMMUNITY PLANNING & DEVELOPMENT
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gbechtholdt@northbridgemass.org

MEMORANDUM

Date: October 19, 2016

COPY

To: Northbridge Planning Board
W. Robert Knapik, P.E. Knapik Consulting, Inc.

From: R. Gary Bechtholdt II, Town Planner

RE: AQUIFER PROTECTION DISTRICT [ARTICLE XIII]
12-unit multifamily dwelling (149-159) Border Street

As noted in the Community Planning & Development memorandum dated October 18, 2016 the subject property (149-159 Border Street) is located within the town's Aquifer Protection Districts (Zone II). The purpose of the Aquifer Protection Districts is to protect the public health by preventing contamination of the ground water and surface water resources providing public water supply. The Aquifer Protection Districts includes the wellfields of the Whitinsville Water Company and all of the surrounding drainage basins to the extent of the watershed divide.

Zone I defines the area of the aquifer and upland till/bedrock recharge which directly contribute water to a well under severe recharge and pumping conditions. Zone II is the area of land beyond Zone I from which surface water drains into Zone I. The boundaries of the Aquifer Protection Districts (Zone I & Zone II) is shown on the town's Zoning Overlay District Map dated October 2012 –see Figure 1 below highlighting locus area of the subject area.

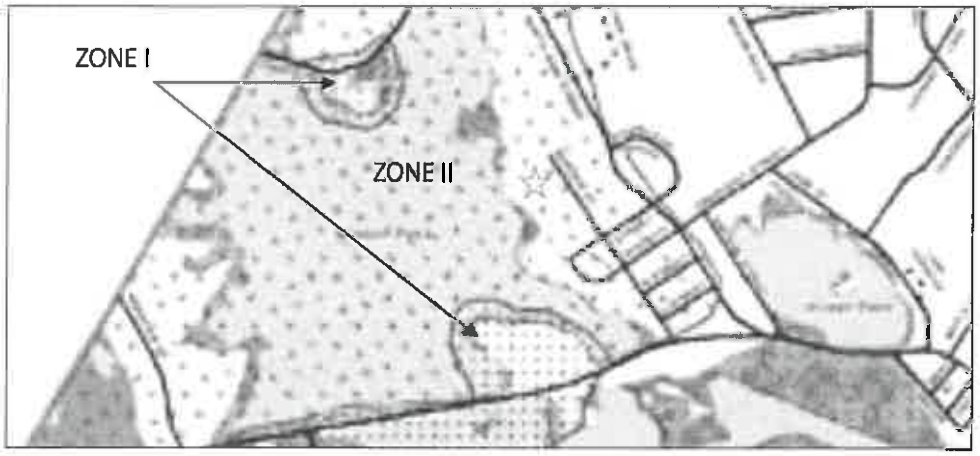


Figure 1 –Aquifer Protection District (locus area)

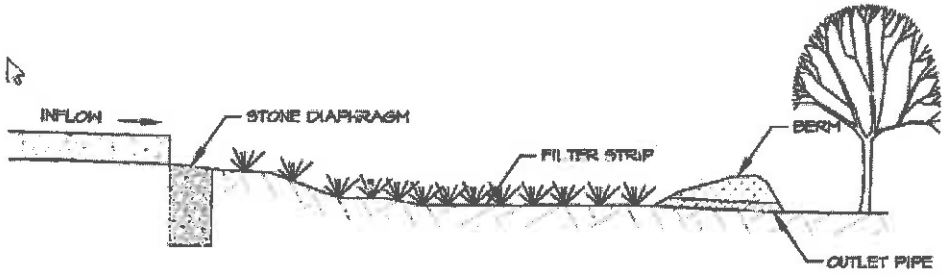
The groundwater underlying Northbridge is the singular source of its drinking water supply; protection of the town's aquifer is important and essential. As part of the site plan review the Planning Board should

discuss with the Applicant/Engineer planned stormwater treatment for the proposed parking area to be located at the rear of the property.

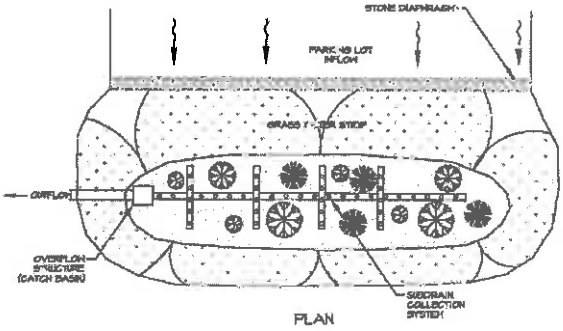
The Planning office recommends the Applicant/Engineer review the town's **Best Development Practices Guidebook** (December 2009) and consider stormwater management techniques.

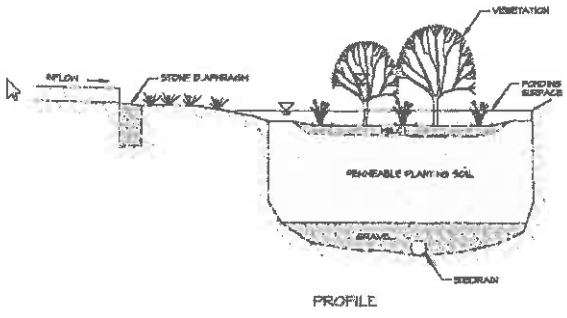
For this particular application the Planning office may suggest the parking area be paved and not overlaid with pervious gravel. Paving the parking area will allow for stormwater and potential pollutants to be collected for pretreatment before recharge. It is unclear how the gravel parking area (proposed) will pre-treat contaminants before recharge.

There are a number of Low Impact Development techniques and examples in the Guidebook including vegetated filter strips; raingardens; and water quality swales -see examples below:



-Vegetated Filter Strip





-Bioretention / Raingarden

If you should require additional information or have any questions concerning this matter please contact the Planning office.

Cc: Building Inspector
Conservation Commission
DPW –Highway
Whitinsville Water Co.
Owner/Applicant
/File

NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Tuesday, October 11, 2016

Recognizing the presence of a quorum Chairman Brian Massey called the meeting to order at 7:00PM with Pamela Ferrara, James Berkowitz, and Harry Berkowitz in attendance. With R. Gary Bechtholdt II, Town Planner and Cindy Key, Associate Member also present. Mark Key arrived at 7:15PM (prior to discussion on Camelot).

The following members of the public were in attendance: Joe Verzone (Strong Point Engineering Solutions, LLC); Joseph Marinella (J&F Marinella Development); Muneeruddin Ahmed (Mujeeb Construction Company, Inc.) & Jeff Howland, PE (JH Engineering Group, LLC).

I. CITIZENS FORUM

None

II. FORM A

None

III. CAMELOT SUBDIVISION –REVIEW/DISCUSSION

Status Report /Updated Construction Schedule
Date of Completion

The Planning Board met with Joseph Marinella (J&F Marinella Development) to review the status of the Camelot subdivision. Mr. Marinella provided the Board with an updated construction schedule for review.

Mr. Marinella explained to the Board that he intends (beginning in January 2017) to extend Rebecca Road out through to Hillcrest Road as required of the subdivision approval. Mr. Marinella indicated that he has 5 house lots remaining on Joseph Circle, with 4 out of the 5 under agreement.

Mr. Marinella reminded the Planning Board that back in 2013-14, the Planning Board at the time allowed him to continue with the construction of Joseph Circle and delay improvements connecting Rebecca Road with Hillcrest Road. Mr. Marinella explained this was done because of the sewer line connection (lift station) out onto Rumonoski Drive; it made sense to complete Joseph Circle before opening up more of the subdivision.

Mr. Marinella noted streetlights are scheduled to be installed by November 15, 2016, with street trees to be planted in stages between May 15th and June 15th 2017. Mr. Marinella mentioned that he had hoped to plant the trees sooner this year however did not get to it. Mr. Marinella also indicated that he plans to extend and install curbing and sidewalk in April 2017.

Jeff Howland PE (JH Engineering Group, LLC), the Planning Board's consulting engineer, reviewed and updated the Planning Board with his construction observation report(s) dated October 03, 2016 and October 05, 2016.

Mr. Howland noted back in July 2016, JH Engineering Group prepared a bond estimate (draft) for the remaining portion of Joseph Circle, as well as outstanding improvements associated with Rebecca Road and earlier stations along Joseph Circle.

Mr. Howland provided an overview of the construction estimates. Mr. Howland indicated that he will prepare an updated construction estimate for the phases under construction. The Planning Board reviewed the draft bond estimate provided previously (July 2016).

Mr. Bechtholdt explained it was his understanding that the Developer's engineer (Andrews Survey & Engineering, Inc.) is to provide JH Engineering Group with a letter verifying whether or not subdrains are required along Joseph Circle. Once received and confirmed by JH Engineering the Planning Board can waive such installation and the bond amount may be reduced accordingly. Mr. Bechtholdt and Mr. Howland explained to the Planning Board that the subdivision regulations require all developments to initially provide provisions for subdrains. In instances where site conditions do not warrant or require subdrains then the Developer may request installation be waived and not required.

Mr. Marinella explained that he is waiting for his site engineer to prepare the letter for the Board to waive installation of the subdrains along Joseph Circle. Mr. Howland, based on his observations, suggests a subdrain is likely not necessary. He is, however, awaiting receipt of a letter from the Developer's engineer with reasons why the subdrain is not required.

Planning Board noted receipt of email communication from Randy Swigor, General Manager Whitinsville Water Company, received October 05, 2016 noting hydrant at 175 Joseph Circle needs 6-inch extension; 39 Joseph Circle hydrant needs a 6-inch raised extension and painted; 72 Joseph Circle hydrant needs a 6-inch raised extension and gate box needs to be found and raised and 81 Joseph Circle hydrant needs a 6-inch raised extension and gate box needs to be raised even with the asphalt.

Mr. Marinella explained that he typically will not raise the hydrants until the curbing is in, that way he only raises them once. Mr. Howland indicated if that is the case then the hydrants may need to be raised about 1-inch.

Mr. Howland informed the Planning Board that there are a couple of sinkholes that need attention along Joseph Circle, adding there are portions of the binder on Joseph Circle and Rebecca Road that are beginning to fail. Mr. Howland explained that he typically adds a line item within the construction estimates for binder replacement but normally waits until the roadway binder has settled.

Mr. Massey asked Mr. Howland to add the line item now (for all developments) so in the event, when/if a Developer walks the Town has all the necessary funds to complete the work if the bond is ever called in by the Planning Board. Mr. Marinella noted it's not unusual to have to lay a leveling course before final paving;

suggesting adding a value for binder replacement is unnecessary. The Planning Board would like to have the added value provided in the bond in the event it is needed (to protect the town). Mr. Howland agreed and will incorporate binder replacement costs in the construction estimates moving forward.

Mr. Howland reminded Mr. Marinella that he is still waiting to receive the sieve analysis and compaction testing for the remaining portion of Joseph Circle.

Upon motion duly made (H. Berkowitz) and seconded (P. Ferrara) the Planning Board voted (5-0) to waive the requirement of subdrains along Joseph Circle subject to the review and approval of same by the Planning Board's consulting engineer.

In taking such action the Developer's site engineer (Andrews Survey & Engineering, Inc.) shall provide the Board with a letter describing why subdrains along this section of roadway (Joseph Circle) are not necessary.

Mr. Marinella would like to see the bond reduced (±$20K) to account for the drainage pond constructed at the corner of Rebecca Road and Joseph Circle. Mr. Howland noted until the construction is certified and approved the bond amount will remain. Mr. Howland indicated that an As-built plan will need to be provided once the outlet pipes and inlet structures are installed.

Mr. Marinella suggested that he would coordinate with his engineer in getting the As-built plan prepared for the pond and would like to attend the next meeting for a reduction. Mr. Bechtholdt noted the next meeting is scheduled for November 01, 206, if Mr. Marinella can provide the Planning Board with a letter requesting a bond reduction along with the necessary documentation (as-built plan, etc.) the Board may consider a bond reduction at that time.

Mr. Bechtholdt explained that JH Engineering would need to review and offer a recommendation to the Planning Board, so the remaining work and preparation of the as-builts would likely need to happen relatively soon for consideration at the November 01, 2016 meeting.

Mr. Massey asked Planning Board members if they had any questions as it relates to the construction of the subdivision. Having none; Mr. Massey asked Mr. Marinella about the installation of the telephone utilities within the subdivision.

Mr. Massey noted that it has come to his attention that some developers may have decided to no longer provide separate utility for phone services, opting instead to combine phone and cable with a local provider.

Mr. Marinella indicated in his subdivision he started doing Verizon leaving an extra conduit but then stopped doing that (somewhere around Joseph Circle) because the homeowners were not using them. Mr. Marinella believed the phone company is now charging X-dollars per connection and it was price prohibited when Charter was providing their service line for free. Mr. Marinella offered if the Planning Board wants him to keep burying the conduit he will.

Harry Berkowitz felt the Developers should install the separate underground phone utility, even if it's an empty conduit. In case Verizon comes in with FiOS or another phone service is offered they will need a conduit. Mr. Marinella responded that he can add a pipe (conduit).

Mr. Massey explained that the subdivision regulations call for telephone specifically, cable specifically as well as other utilities. Developers that are not providing separate phone utility for the homeowners, whether they choose to use now or not, are not meeting the approval of the plans or the town's subdivision rules and regulations. A change to the plan requires approval from the Planning Board.

Mr. Massey raises this as he has heard other developments may have stopped providing separate telephone utility as well. Mr. Massey is concerned that by doing this (not providing separate utility for telephone) we are limiting our town's people to cable; not giving them the opportunity to negotiate between Verizon and cable especially if they (Verizon) go to FiOS.

Harry Berkowitz stated as Chairman of the Cable Advisory Committee, he would like to see the conduit put in all subdivisions simply because the town is constantly petitioning Verizon to bring in FiOS. If the town is not equipped (conduit) within the subdivisions to receive FiOS then many residents may not be able to receive this type of service.

Mr. Marinella indicated that fortunately for his situation, adding the separate underground conduit for telephone will not be a problem as telephone was installed up through to where the sidewalk currently ends on Rebecca Road. Mr. Marinella will add the telephone; not a problem. Mr. Marinella stated locations where the final pavement and curing is in Verizon (telephone) is already installed.

Mr. Massey explained to the Board that there may be other situations in town where a developer has decided to no longer put in the telephone utility, without discussing it or seeking permission from the Planning Board. Mr. Massey indicated that he has heard from residents that are upset that they are stuck with Charter Communications for phone and cable and are unable to seek alternatives.

Mr. Berkowitz agreed with Mr. Massey that separate telephone utility is a requirement of the subdivision development; per the town's regulations.

Mr. Marinella explained to the Board what Verizon (telephone) used to supply the developers, whereas now the developers are required to supply all the equipment and materials, including the pipe (conduit), transformers, boxes, etc.. Verizon pulls the wires. Mr. Marinella noted Verizon charges a fee for new hook-ups and will not provide any connections until fees are paid in full.

The Planning Board shall issue a letter to all subdivision Developers stating that it is their position, in accordance with Section 222-12 [Utilities] of the Subdivision Rules & Regulations, that a separate utility (conduit) shall be placed underground at the time of initial construction within all phases of the subdivision development. Adherence to this mandatory improvement is not optional; a determination of the Planning Board shall be required for any deviation from the subdivision provision.

The Planning Board instructed Mr. Marinella to install the conduit, grade boxes and pedestals; the infrastructure should be in place within every development.

Mr. Marinella provided the Planning Board with a check in the amount of $65,000.00 to cover the bond amount previously established.

IV. HEMLOCK ESTATES –REVIEW/DISCUSSION

Status Report /Updated Construction Schedule
Date of Completion

Mr. Marinella (J&F Marinella Development) suggested he was not prepared to discuss Hemlock Estates this evening. No discussion -the Planning Board tabled Hemlock Estates and will review the status of the subdivision at its meeting of Tuesday, November 01, 2016. Mr. Marinella indicated that he will attend their next meeting.

V. CARPENTER ESTATES -REVIEW/DISCUSSION

Status Report /Updated Construction Schedule
Date of Completion

The Planning Board met with Muneer Ahmed (Mujeeb Construction Company, Inc.), reviewed letter dated October 06, 2016 and updated construction scheduled. Planning Board acknowledged receipt of the following correspondence: Conservation Commission memorandum dated September 26, 2016; DPW Director Memorandum dated October 05, 2016 and JH Engineering Group reports dated September 27, 2016.

Mr. Ahmed explained to the Board that Lot 18 (model home), Lot 17 (framed) and Lot 3 (foundation) are currently under construction and will look to pull building permits for Lots 1, 6 & 11. They will be clearing lots 11, 10, & 9 with lots 1, 2 & 6 already cleared.

Mr. Bechtholdt asked Mr. Ahmed about the roadway's stormwater managements (drainage) noting the subdivision is an LID –Low Impact Development project.

Mr. Ahmed explained that the driveway for Lot 18 was recently paved and they have shaped the vegetated swale; however have not installed any plantings as of yet. Mr. Bechtholdt noted there was not a lot of rain events this summer, however there was significant rainfall this weekend and was curious to hear how the development handled the storm. Mr. Ahmed suggested stormwater was not an issue, noting they have been monitoring locations at the wetland crossing.

Jeff Howland, JH Engineering Group, LLC agreed with Mr. Ahmed noting they have been responsive to erosion control concerns along the slopes which need to be addressed periodically. Mr. Howland suggested it was likely premature to install the LIDs at this point, wait until additional lots are developed. Mr. Howland agreed with having the swales shaped and readied to accept stormwater, but not vegetate them until the development is further along. Mr. Howland indicated that the Developer has done a good job maintaining erosion controls within the development.

Mr. Massey, in reference to Conservation Commission memorandum dated October 06, 2016, noted the Conservation agent would like see the silt fence and straw wattles removed across the stream channel. Mr. Howland acknowledged this position and explained that he typically defers to the Commission specifically to items under their jurisdiction.

Mr. Bechtholdt asked the Planning Board to review the sightlines exiting the subdivision, suggesting additional trimming and earthwork may be necessary to improve visibility; Mr. Ahmed will look into it and clear back vegetation.

Planning Board was pleased with the progress to date, noting the Building Inspector, Director and Public Works are satisfied with the retailing walls (wetland crossing at the entrance).

Mr. Bechtholdt informed the Planning Board that the performance bond (Lenders Agreement) held by the town (Planning Board) in the amount of $240,000.00 is valid through March 22, 2017 (date of completion).

Upon motion duly made (H. Berkowitz) and seconded (P. Ferrara) the Planning Board voted (5-0) to extend the date of completion for Carpenter Estates from March 22, 2017 to December 31, 2018.

Mr. Bechtholdt will look to formalize documents with the Developer. Mr. Bechtholdt explained to Mr. Ahmed if he wishes the Board to vote to reduce the performance bond or to change the form he can simply request that of the Planning Board at any time and arrangements will be made.

Mr. Ahmed explained to the Planning Board that he has the conduit installed within the subdivision for telephone, however has not heard from Verizon to pull the wires.

The Planning Board thanked Mr. Ahmed and Mr. Howland for attending the meeting.

OLD/NEW BUSINESS

Approval of Meeting Minutes –July 28, August 23 & 30; & September 13 & 20, 2016

Upon motion duly made (P. Ferrara) and seconded (H. Berkowitz) the Planning Board voted (4-0) to accept the meeting minutes of August 30, 2016 as amended. Upon motion duly made (H. Berkowitz) and seconded (P. Ferrara) the Planning Board voted (4-0) to accept the meeting minutes of September 20, 2016 as amended. The Planning Board tabled action for July 28, 2016; August 23, 2016 and September 13, 2016.

2016 Fall Annual Town Meeting –Tuesday, October 25, 2016 (7:00PM)

Point of information –no discussion.

October 18, 2016 Planning Board Meeting –Vote to Cancel Meeting

Upon motion duly made (P. Ferrara) and seconded (J. Berkowitz) the Planning Board voted (4-0) to cancel its meeting originally scheduled for Tuesday, October 18, 2016. The next meeting of the Planning Board is November 01, 2016.

Planning Board Reports & Recommendations –Review/Discussion

Planning Board members briefly reviewed warrant articles for the 2016 Fall Annual Town Meeting: Article 9 [Master Plan Update]; Article 10 [Heritage Zoning District] and Article 11 [Shining Rock Drive Street Acceptance]. Mark Key will present Article 9; Brian Massey will present Article 10 and Pamela Ferrara will present Article 11 at Town Meeting.

1279 Providence Road (Project Signage) –Construction Change

Tabled –no discussion.

Shining Rock Golf Community (Phase III) –Vote to Release Bond

Tabled –no discussion.

Subdivision/Site Developments –Updates

See discussion items above.

Planning Board Concerns –Discussion

Jamie Berkowitz noted he attended the CMRPC meeting.

Mail –Review

In addition to the mail listed (attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for October 11, 2016 meeting; Letter dated September 14, 2016 to J & F Marinella Development Corp. with a cc: to Planning Board, Applicant/Engineer, Building Inspector, Whitinsville Water Company, JH Engineering Group, Conservation Commission, DPW – Highway, DPW – Sewer, DPW Director from Town Planner regarding Camelot Subdivision on Status Report/Updated Construction Schedule; Memo dated September 16, 2016 to Planning Board from DPW Sewer Superintendent regarding the Camelot Subdivision; Memo dated September 26, 2016 to Town Planner from Conservation Agent regarding the Camelot; Memo dated October 5, 2016 to Town Planner from DPW Director concerning the Camelot, Carpenter Estates, Hemlock Estates and Leonardo Estates; Email dated October 5, 2016 to Town Planner from Whitinsville Water Company concerning department reports for the Camelot, no issues with Carpenter Estates and Hemlock Estates is still under review; Email dated October 5, 2016 to Attorney Doug Resnick's Office from Town Planner regarding Joseph Circle; Memo dated September 26, 2016 to Town Planner from DPW Highway Superintendent regarding The Camelot (Joseph Circle); Letter dated September 14, 2016 to J & F Marinella Development with a cc: to Planning Board, Applicant/Engineer, Building Inspector, Whitinsville Water Company, JH Engineering Group, Conservation Commission, DPW Highway, DPW Sewer, DPW Director from Town Planner regarding Hemlock Estates status report/updated construction schedule; Memo dated September 16, 2016 to Planning Board from DPW Sewer Superintendent concerning Hemlock Estates; Memo dated October 4, 2016 to Town Planner from Conservation Agent regarding Hemlock Estates; Letter dated September 23, 2016 to Town Planner with a cc: to Conservation Commission, DPW Director, DPW Sewer Superintendent and Andrews Engineering from JH Engineering concerning Hemlock Estates Construction Observation Report; Gendron Street Improvement Plan; Letter dated September 14, 2016 to Mujeeb Construction Company with a cc: to Planning Board, Applicant/Engineer, Building Inspector, Whitinsville Water Company, JH Engineering Group, Conservation Commission, DPW Highway, DPW Director from Town Planner concerning Carpenter Estates Status Report/Updated Construction Schedule; Letter

dated October 6, 2016 to Town Planner from Mujeeb Construction regarding the Status Report for Carpenter Estates which includes construction schedule; Memo dated September 26, 2016 to Town Planner from Conservation Agent regarding Carpenter Estates; Letter dated September 27, 2016 to Town Planner with a cc: to Conservation Commission, DPW Sewer Superintendent, DPW Director, DPW Highway Superintendent, Whitinsville Water Company, and Fire Chief from JH Engineering concerning Carpenter Estates Construction Observation Report; Memo dated September 16, 2016 to Planning Board from DPW Sewer Superintendent regarding Leonardo Estates; Draft minutes of August 30, 2016; Draft minutes of September 20, 2016; Warrant for FATM (October 25, 2016); Email dated October 3, 2016 to Knapik Law Office with a cc: to Building Inspector from Town Planner concerning Signage/Site Plan Review Application for 1279 Providence Road and Milford Federal Bank; Memo dated October 4, 2016 to Town Planner from Exec. Asst. to the Town Manager regarding the Vote to lay out the remaining portion of Shining Rock Drive; Email dated October 5, 2016 to Strong Point Engineering and Norwood Bank with a cc: to DPW Director, DPW Highway Superintendent, Planning Board Chair, Planning Administrative Assistant and Town Manager from Town Planner concerning Shining Rock Drive (Layout vote/acceptance) streetlight and catch basin; Letter dated September 27, 2016 to Whom It May Concern from Treasurer/Collector regarding Shining Rock Drive; Email dated October 5, 2016 to Town Planner from Presidential Farms, Inc. regarding Presidential Farms Status/Update; Email dated October 6, 2016 to Town Planner, Strong Point Engineering, and Norwood Bank with a cc: to DPW Highway Superintendent, Planning Board Chair, Planning Administrative Assistant and Town Manager from DPW Director regarding Shining Rock Drive (layout/acceptance) streetlight and catch basin; Memo dated September 28, 2016 to Town Planner from DPW Director regarding Presidential Farms 565 Roosevelt Drive street light base elevation; Email dated September 29, 2016 to Disability Commission with a cc: to Planning Board Chair from Town Planner regarding Presidential Farms walking trail/bike path; Email dated September 30, 2016 to Town Planner with a cc: to Planning Board Chair Planning Administrative Assistant and JH Engineering from Presidential Farms, Inc. concerning Telephone Utility; Email dated October 4, 2016 to Town Planner from Housing and Planning Consultant regarding HPP Sections 7 and 8; List of developments with number of units, status and remaining buildout; 2016 Planning Board Meeting Schedule

Other

Planning Board met with Joe Verzone of Strong Point Engineering Solutions, LLC, engineering firm overseeing the construction of the remaining portion of Shining Rock Drive. Mr. Bechtholdt noted a question was raised at the Selectmen's meeting about the size/style of the light fixtures installed. Mr. Bechtholdt explained that he spoke with the Department of Public Works; DPW is satisfied with the three (3) streetlights installed, noting the lights are supplied by National Grid. Mr. Bechtholdt explained these fixtures are slightly different than the light posts installed in the earlier phases of the subdivision; National Grid no longer offers the older style. Mr. Bechtholdt noted bolt caps will need to be placed on the lighting fixtures and the catch basins are to be cleaned prior to formal acceptance. Mr. Verzone indicated that the catch basins are scheduled to be vacuumed next week. The Board indicated that they were pleased with the completion of the project. Planning Board noted receipt of letter dated October 11, 2016 from Strong Point Engineering regarding responses to peer review comments. Mr. Massey thanked Mr. Verzone for attending the meeting. Mr. Bechtholdt informed the Planning Board that the Board of Selectmen voted to layout the remaining portion of Shining Rock Drive at their meeting of October 10, 2016. Mr. Bechtholdt informed the Board that he once again reached out to the Chairman of the Disability Commission to remind him that the Planning Board was

still looking for a recommendation from the Commission concerning the walking trials and bike path within the Presidential Farms subdivision. Planning Board received draft copies of the Housing Production Plan for review and comment. Planning Board briefly discussed the status of establishing a local historic district within Whitinsville. Cindy Key noted she attended the Local Historic District Study Committee, as well as a workshop hosted by MA Historical Commission in Worcester. Mr. Bechtholdt asked the Planning Board if they would like to host a public forum to assist the Local Historic District Study Committee on this initiative. Board members agreed to host a workshop on November 15, 2016 to help the study committee and engage the public.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, October 11, 2016 at or about 8:45PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Northbridge Town Planner

Cc: Town Clerk

NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Tuesday, October 25, 2016

2016 Fall Annual Town Meeting

The following members of the Planning Board attended the 2016 Fall Annual Town Meeting: Brian Massey (Chairman), Mark Key (Vice Chairman), Pamela Ferrara (Clerk), Harry Berkowitz, James Berkowitz, and Cindy Key (Associate Member). R. Gary Bechtholdt II, Town Planner was also present.

The Planning Board presented the following warrant articles:

Article 9 –Master Plan (allocation of funds)

Mark Key offered the motion to secure funds ($35,000.00) for the purpose of hiring a consultant to assist the Planning Board in the preparation of a Master Plan. Mr. Key provided the Planning Board's recommendation and report.

Article passed at Town Meeting.

Article 10 –Table of Use Regulation Zoning Amendment (Heritage District)

Brian Massey offered the motion to amend Section 173-12 [Table of Use Regulation] to allow Miscellaneous business office and services and Office for administrative, executive, professional sales and other similar uses by-right within the Heritage Zoning District. Mr. Masse provided the Planning Board's report and recommendation.

Article passed at Town Meeting.

Article 11 –Shining Rock Drive Street Acceptance (remaining portion of)

Pamela Ferrara offered the motion to accept the remaining portion of Shining Rock Drive as a public way. Ms. Ferrara provided the Planning Board's report and recommendation.

Article passed at Town Meeting.

No other action of the Planning Board was considered or discussed at this meeting.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Northbridge Town Planner

Cc: Town Clerk

TOWN OF NORTHBRIDGE
PLANNING BOARD
21 PIEDMONT STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone: (508) 234-2447
FAX: (508) 234-0814

DRAFT

NORTHBRIDGE PLANNING BOARD

Please find below the meeting dates of the Northbridge Planning Board.

2017		
	**May 2 SATM / May 16 Town Election*	
Tuesday, January 10, 2017	Tuesday, May 09, 2017	Tuesday, September 12, 2017
Tuesday, January 24, 2017	Tuesday, May 23, 2017	Tuesday, September 26, 2017
Tuesday, February 14, 2017	Tuesday, June 13, 2017	Tuesday, October 10, 2016
Tuesday, February 28, 2017	Tuesday, June 27, 2017	Tuesday, October 17, 2016
		**Oct 24 FATM*
Tuesday, March 14, 2017	Tuesday, July 11, 2017	Tuesday, November 14, 2017
Tuesday, March 28, 2017	Tuesday, July 25, 2017	Tuesday, November 28, 2017
Tuesday, April 11, 2017	Tuesday, August 08, 2017	Tuesday, December 12, 2017
Tuesday, April 25, 2017	Tuesday, August 22, 2017	Tuesday, December 19, 2017

Unless otherwise noted, the Planning Board will meet the second and fourth Tuesday of each month in the Northbridge Town Hall – Board of Selectmen's Room - beginning at 7:00PM. *Pursuant to Mass General Laws, notice of meetings must be posted with the Office of the Town Clerk 48 hours prior to the meeting. All meetings are open to the public.*

PRESIDENTIAL FARMS

Phase I –extension of Lincoln Circle to gas line & Kennedy Circle /Completed & Accepted

- $20K surety (expired)
  - *May be formally released, if needed*

Phase II –remaining portion of Lincoln Circle & Washington Street

- $13K deposit of money
  - *Lincoln Circle /Completed & Accepted*
  - *Washington Street /Completed, Not Accepted, in need of maintenance & repairs*
  - *JH ENG should conduct a site inspection and prepare a construction estimate (update) for remaining work*

Phase III –Wilson Street & portion of Roosevelt Drive

Phase IV –extension of Roosevelt Drive to Lincoln Circle

- $278K Lenders Agreement (Phase 3&4) –agreement expires (Dec 2016)
  - *PB shall vote to consider extending completion date & agreement*
  - *Developer may look to have PB update performance bond amount (reduction based on work completed) –bond currently does not include $ for improvements specific to bike trail & walking paths*

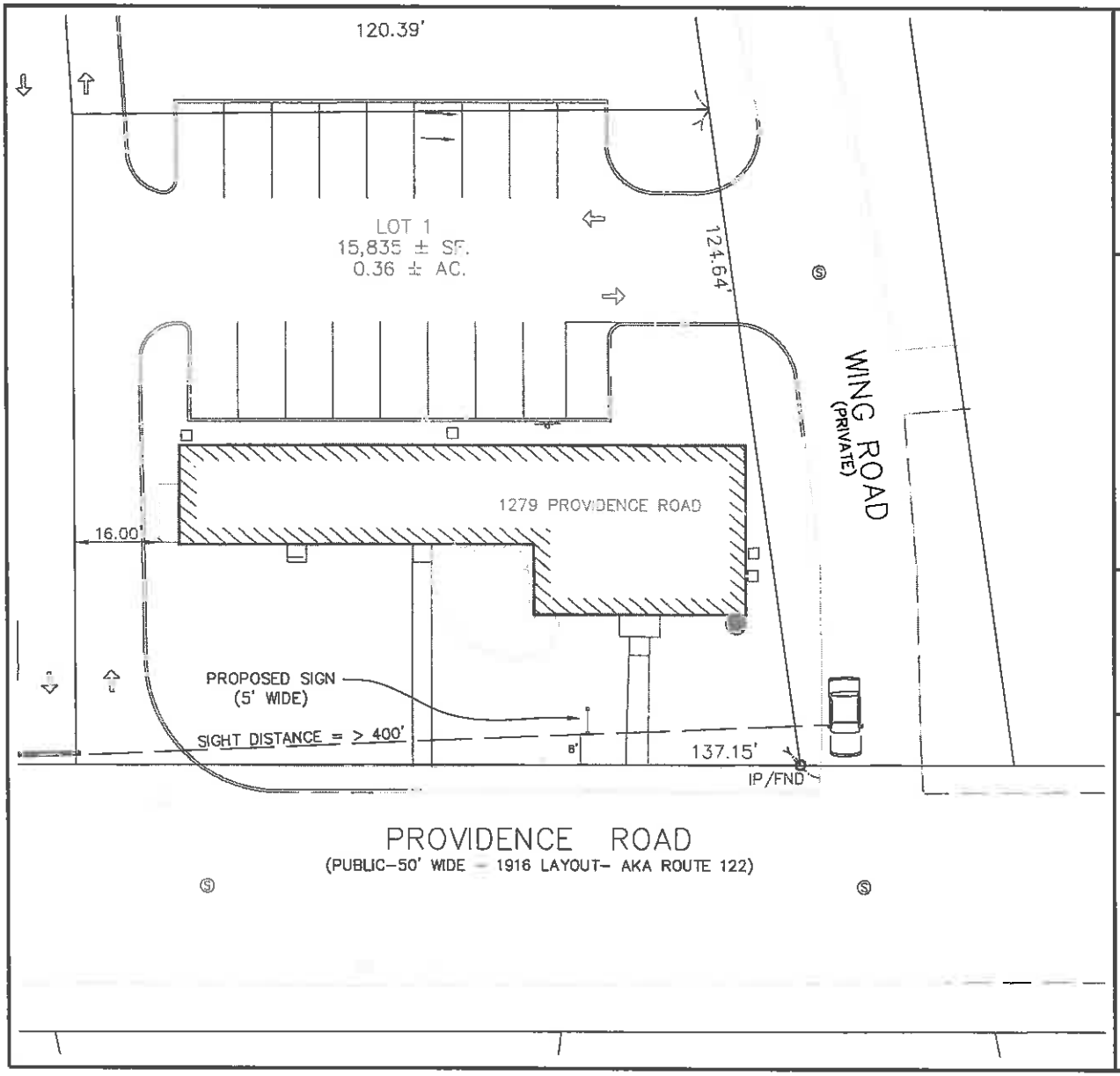
Phase V –remaining portion of Roosevelt Drive

- Not bonded /initial construction underway

Presidential Farms	Type of Surety	Amount	Date of Expiration	Comment
Phase I	Surety Company	$20,000.00	FEB 2006	[Completed]
Phase II	*Deposit of Money*	*$13,449.45*		*Includes Washington St (unaccepted)*
Phase III & IV	*Lenders Agreement*	*$278,647.30*	*DEC 2016*	
Phase V	None	N/A	N/A	Initial construction underway

**Phase II and Phases III & IV require action of the Planning Board at this time*

-Thursday December 01 2016



KNAPIK CONSULTING, Inc.

1279 PROVIDENCE ROAD
WHITINSVILLE, MA 01588
(617) 529-7263

PARCEL AREA: 15,835± S.Q. FT.

REFERENCE IS MADE TO THE FOLLOWING DEED RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS:
DEED BOOK 52762, PAGE 2

REFERENCE IS MADE TO THE FOLLOWING PLAN RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS:
PLAN BOOK 836, PLAN 37

EXTERIOR OFFSETS ARE MEASURED FROM FOUNDATIONS PERPENDICULAR TO PROPERTY LINES.

GRAPHIC SCALE

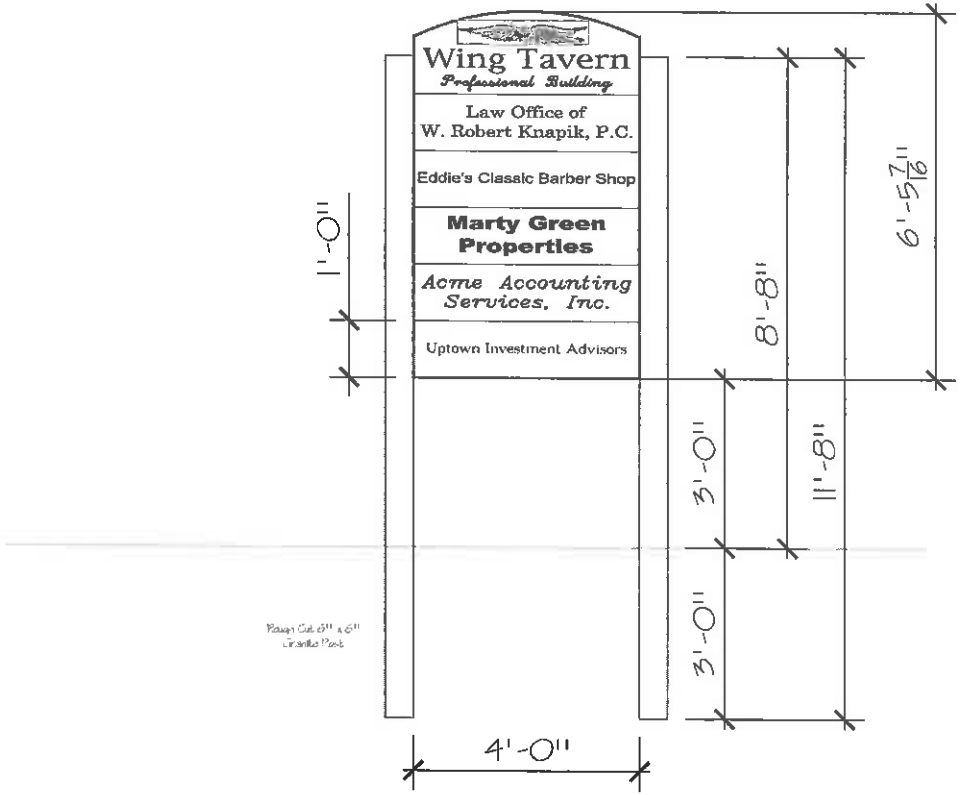
20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

SITE PLAN

"PROPOSED SIGN"

1279 PROVIDENCE ROAD
NORTHBRIDGE, MASSACHUSETTS
PREPARED FOR
WING TAVERN, LLC
SCALE: 1"= 20' NOVEMBER 30, 2016



Knapik Consulting, Inc.

NORTHBRIDGE, MASSACHUSETTS

REVISIONS

NO.	DATE	DESCRIPTION	BY

Proposed Sign

Wing Tavern Professional Building

1279 Providence Road
Northbridge, Massachusetts

SCALE: 1" = 1' DATE: June 29, 2014

JOB NUMBER: DRAWING FILE NAME:

DRAWN BY: CHECKED BY:

FLOOR PLAN
SHEET 1 OF 1

Gary Bechtholdt

From: Rob Knapik <rob@knapiklaw.com>
Sent: Wednesday, November 30, 2016 8:12 AM
To: gbechtholdt@northbridgemass.org
Subject: RE: Signage / Site Plan Review Application
Attachments: Sign Site Plan SITE (1).pdf; Site Plan Approval (December 12, 2005).pdf; Site Plan Approval (July 6, 2005).pdf; Wing Tavern Professional Building Sign (1).pdf; Plan Book 836, Plan 37.pdf; Deed Book 52762, Deed 2.pdf

Good morning Gary,

Thank you for your email regarding the proposed sign. Attached are two drawings showing the sign, what I believe are the previously issued Site Plan approval decisions (which presumably would be modified to allow construction of the sign as shown on the drawings), a recorded plan of the property, and the recorded Deed to Wing Tavern, LLC. If the drawings should be revised in any way in order to be presentable to the Planning Board please feel free to let me know – I am happy to do so and have the matter considered at a meeting after December 6th. I'll also deliver the required number of copies.

Regards,

Rob

Law Office of W. Robert Knapik, P.C.
1279 Providence Road
Whitinsville, MA 01588
(508) 234-3301
(508) 234-2201 (Facsimile)
rob@knapiklaw.com
http://knapiklaw.com/

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From: Gary Bechtholdt [mailto:gbechtholdt@northbridgemass.org]
Sent: Tuesday, November 29, 2016 11:00 AM
To: 'Rob Knapik'
Subject: RE: Signage / Site Plan Review Application

Rob:
Are you able to review the signage for the Prov. Rd property with the PB at its next meeting –included under Old/New Business of the 12/6 agenda.
If so, can you provide me with a detail of the proposed signage for their consideration –what you showed me previously should be sufficient.
Thanks,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

From: Gary Bechtholdt [mailto:gbechtholdt@northbridgemass.org]
Sent: Monday, October 03, 2016 4:27 PM
To: 'Rob Knapik' <rob@knapiklaw.com>
Cc: James Sheehan (jsheehan@northbridgemass.org) <jsheehan@northbridgemass.org>
Subject: RE: Signage / Site Plan Review Application

Rob:

Not a problem –please find attached Cert. of Approval from the Planning Board dated July 06 2015 for **1279 Providence Road** site plan review & Cert. of Approval for **Milford Federal Bank** dated December 12 2005

In review our records –there was an earlier approval for the "Wing Tavern".

The files for 1279 Providence Road and Milford Federal have been pulled for review.

If I recall correctly during the site plan review proceedings (for 1279 Prov. Rd) the Owner/Applicant had not finalized design plans for the planned project signed –and as such general condition #9 was included in the approval.

As noted briefly it has been the practice of the Building Inspector to allow for the signage review/approved by the Planning Board during site plan review –in this instance it may be permissible to submit a letter to the Planning Board requesting a construction change (in accordance with Sec. 173-49.1 H [Modification of approved site plans]) to allow for the newly proposed project sign for 1279 Providence Road.

If the Planning office receives request by this Wednesday (10/5) along with sign specifications this matter could be included on the next meeting (10/11) –the next meeting thereafter will likely be 11/1. Please submit 4 prints along with the original.

By way of this email I shall provide same to the Building Inspector and Planning Board Chairman to keep them in the loop.

Any questions let me know.

Take care,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

From: Rob Knapik [mailto:rob@knapiklaw.com]
Sent: Monday, October 03, 2016 3:25 PM
To: gbechtholdt@northbridgemass.org
Subject: RE: Signage / Site Plan Review Application

Good afternoon Gary,

Thank you for meeting with me today concerning our building at 1279 Providence Road. After we met I spoke with Jim and he agreed that your suggestion to determine what sort of approval, if any, was granted as part of the "Milford Federal Savings and Loan" Site Plan Approval makes good sense. To that end, at your convenience if you would kindly locate the Planning Board's Site Plan Review file and any associated Site Plan in connection with the Application for Site Plan Approval by Milford Federal Savings and Loan, I would thereafter like to return to the Planning Board office to review the file and photocopy the Site Plan Approval and any related pertinent documents.

For what it's worth, my understanding is that the Application for Site Plan Approval to construct the adjoining Milford Federal Savings and Loan building (now known as 1271 Providence Road) was submitted sometime between 2004 and 2006, and the applicant/owner may have been Marcus Dean, Edward Renaud, and/or Milford Federal Savings and Loan.

Thank you,

Rob

Law Office of W. Robert Knapik, P.C.
1279 Providence Road
Whitinsville, MA 01588
(508) 234-3301
(508) 234-2201 (Facsimile)
rob@knapiklaw.com
http://knapiklaw.com/

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From: Gary Bechtholdt [mailto:gbechtholdt@northbridgemass.org]
Sent: Wednesday, September 07, 2016 1:05 PM
To: 'Rob Knapik'
Subject: Signage / Site Plan Review Application

Rob:

I pulled the file for Milford Federal –was not able to find anything specific to signage for the site development –perhaps we can meet with the Building Inspector at some point to review a proposal.

Attached is the Site Plan Review Application –reference is made to Section 173-173.49.1 [Planning Board Review] of the Zoning Bylaw & Abutter Notification Form (C-4).

See also Section 173-27 [Parking & Driveway provisions

The Planning Board is scheduled to meet October 11 & 18 (it is likely one of these dates may be canceled) –the Board is also scheduled to meet November 1st.

A completed Site Plan application will need to be submitted a **minimum** of 2-weeks prior to a PB meeting date.

Any questions let me know.

Take care,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

TOWN OF NORTHBRIDGE
PLANNING BOARD
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-2447 FAX: (508) 234-0614

July 6, 2005

Doreen A. Cedrone, Town Clerk
Town of Northbridge
7 Main Street
Whitinsville, MA 01588

COPY

CERTIFICATE OF APPROVAL
SITE PLAN – EASTWOOD REAL ESTATE OFFICE - 1279 PROVIDENCE ROAD

Site Plan:	**"Eastwood Real Estate Office 1279 Providence Road"**
Owner/Applicant:	Edward K. Renaud
Prepared By:	Andrews Survey & Engineering, Inc.
Surveyor:	John R. Andrews III, LS #29282
Engineer:	Scott Medeiros, PE # 41453
Dated:	June 22, 2005 & revised through July 06, 2005
Property Location:	1279 Providence Road –AP 23A Parcel 174

Dear Mrs. Cedrone:

Please be advised that at its meeting on Tuesday, July 05, 2005, the Northbridge Planning Board, upon motion duly made and seconded voted (5-0) to APPROVE WITH CONDITIONS, a CHANGE IN USE; as provided for in Section 173-49.1 of the Zoning By-Laws, for the existing structure (Wing Tavern) located at 1279 Providence Road within the Business–3 Zoning District. The Conditions of Approval are listed on pages 2-3, attached hereto.

NORTHBRIDGE PLANNING BOARD – NORTHBRIDGE, MASSACHUSETTS

July 22, 2005
(Date)

Cc: Conservation Commission, Building Department, Fire Dept., Board of Health, DPW, /File, Whitinsville Water Company, Applicant/Engineer

CONDITIONS OF APPROVAL – SITE PLAN REVIEW –EASTWOOD REAL ESTATE OFFICE

1. This approval relates to the site plan for "Eastwood Real Estate Office 1279 Providence Road" for Edward K. Renaud prepared by Andrews Survey & Engineering, Uxbridge, MA, dated June 22, 2005 & revised through July 06, 2005.

2. The applicant shall comply with all applicable laws, by-laws, rules, regulations, and codes and obtain all the necessary permits and approvals; including but not limited to water/sewer, street excavation, and/or access to public-way permits. Applicant shall satisfy I&I and sewer connection fees as directed by the Department of Public Works.

3. Site plan approval may be subject to the conditions imposed by the Town of Northbridge Conservation Commission in any final Order of Conditions issued for the parking area(s) and other site improvements.

4. Site plan approval shall be subject to but not limited to the conditions imposed by the Town of Northbridge Board of Health.

5. During construction all local, state, and federal laws shall be followed regarding noise, vibration, dust, and blocking of town roads. The owner/applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area.

6. To reduce the amount of sediment transported off site by construction vehicles and to reduce the erosion of areas disturbed by vehicle traffic; driveway and parking areas shall be stabilized immediately after initial grading. In the event that debris is carried onto any public way, the applicant shall be responsible for all cleanup of the roadway. All cleanup shall occur within 24-hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the development until such public way is clear of debris.

7. As per Section 173-27 D (10) [General parking and loading requirements] –parking and loading areas shall be graded, surfaced with a durable, all-season nondusting material, drained and suitably maintained to avoid the nuisance of dust, erosion or any water flow onto streets or adjoining property.

8. Any illumination, including security lighting, shall be arranged so as to reflect away from abutting properties. Said lighting shall be directed in a manner to avoid glare onto adjacent properties and to limit the amount of light pollution onto the abutting properties.

9. Location of the proposed signage shall be shown on the plan, signage shall be externally lit, avoiding glare onto adjacent properties. Location of signage shall be situated in manner as to not impair the sight distances onto Providence Road.

10. Prior to endorsement of the site plan the plan shall be revised to the satisfaction of the Planning Board addressing the comments listed in the checklist (attached hereto) and as required below:

    A. Surveyor wet stamp & signature shall be include on the appropriate sheets of the plan;
    B. A lighting plan with appropriate details shall be added to the plan set;
    C. Notation shall be added noting that ID sign will conform to Article VII [Signs] of the Zoning Chapter 173;
    D. The appropriate revision date(s) shall be include on each sheet of the site plan; and
    E. Detail of signage shall be added to the plan set

11. Prior to the issuance of occupancy all the conditions noted herein shall be satisfied.

12. Any alteration or change in use shall require a written description of the proposed modifications submitted to the Planning Board for review and approval. A significant alteration or change in use deemed by the Planning Board shall require the filing of a new site plan review.

13. Violation of any condition contained herein or failure to comply with the site plan shall subject the owner/applicant to a zoning enforcement action in accordance with the remedies set forth in G.L. c. 40A and as provided for in the Northbridge Zoning By-Law.

WAIVERS – EASTWOOD REAL ESTATE OFFICE

Based on its findings the Planning Board voted (5-0) to WAIVE the Development Impact Assessment, Section 173-049.1 E (2) of the Northbridge Zoning By-Laws. As provided for in Section 173-49.1 E (3) of the Northbridge Zoning By-Law the Planning Board may waive any requirements if it believes that the requirement(s) is not necessary based upon the size and scope of the project.

AS PER SECTION 173-49.1 I (2) OF THE ZONING BY-LAW THIS SITE PLAN APPROVAL SHALL LAPSE IN ONE (1) YEAR, IF A SUBSTANTIAL USE THEREOF HAS NOT COMMENCED, EXCEPT TO GOOD CAUSE, WHICH SHALL NOT INCLUDE SUCH TIME REQUIRED TO PURSUE OR AWAIT THE DETERMINATION OF AN APPEAL.

Gary Bechtholdt

From: Muneer Ahmed <muneeruddin.ahmed@yahoo.com>
Sent: Tuesday, November 15, 2016 7:29 AM
To: gbechtholdt@northbridgemass.org; 'Mujeeb Ahmed'
Cc: bkinney@northbridgemass.org; 'Brian J. Massey'
Subject: RE: Carpenter Est. -performance surety

Gary,

Lets go with Option 1. Can we extend it to December 2017, and then do another extension at the end of next year? Or would the town prefer we do it straight to end of 2018.

Let me know.

Thank You

Muneer

From: Gary Bechtholdt [mailto:gbechtholdt@northbridgemass.org]
Sent: Monday, October 31, 2016 3:23 PM
To: Mujeeb Ahmed <mujeebahmed58@yahoo.com>; Muneer Ahmed <muneeruddin.ahmed@yahoo.com>
Cc: bkinney@northbridgemass.org; Brian J. Massey <mass.bm@gmail.com>
Subject: Carpenter Est. -performance surety
Importance: High

As you know the Planning Board, at its meeting of October 11, 2016 voted to extend the date of completion for Carpenter Est. from March 22, 2017 through to December 31, 2018 –with that we need to update the performance surety held by the Town.

Presently a Lenders Agreement (Form K) in the amount of $240,000.00 is in place with Milford National Bank & Trust Company.

How would you like to handle the extension of the completion date?

1 –we can simply prepare an updated Form K noting the new date for signature by the Planning Board, Developer and Lender

or

2 –we can look to have the Planning Board reduce the amount of surety necessary for the completion of work and prepare a new form (Form K or another form) for signatures

Please let me know how you wish to proceed –I would like to have documents readied by mid-November.

Thanks,

-Gary

JH Engineering Group

- SITE DEVELOPMENT
- PERMITTING
- WASTEWATER
- SURVEYING

November 25, 2016

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588

Subject: **Carpenter Estates**
Construction Observation Report

JHEG Job #: **C0034-2**

Dear Gary:

Per Section E of the Certificate of Approval for the Definitive Subdivision – **Carpenter Estates**, dated May 30, 2014, JH Engineering Group, LLC (JHEG) conducted a site visit on October 28, 2016 to observe the status of construction and condition of erosion controls. The plan entitled Definitive Residential Subdivision, dated August 13, 2013, latest revision date May 27, 2014 was utilized during the site visit. We were on site at 2:12 p.m. and departed at 2:41 p.m. The weather conditions at the time of the inspection was 52 degrees and rain.

Our observations were:

1. CB-1R is not fitted with a catch basin insert and should be installed if the storm drain lines are actively discharging.

2. The Hannah Drive street sign has been installed.

3. The inlet and outlet protection at the culvert has not been addressed. The outlet, especially needs corrective action as the disturbed earthen material at the base of the retaining walls has not yet been permanently stabilized.

4. The approved plans & Conservation OOC should be referenced to ensure that the crossing protocol is followed about stabilization, cleaning, shaping, etc.

5. Disturbed areas at the base of the retaining walls, from wingwall to wingwall, should be permanently stabilized. There is no future disturbance proposed in the entire areas are within the BVW and/or 25' buffer.

6. Additional straw wattles have been placed near the previously mentioned breech. However, there are many areas still that are in need corrective action for the erosion controls.

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7. Two homes are currently under construction and a third has its foundation poured. Two other foundation holes have been excavated.

8. No areas outside of the wood chip mat area have been temporarily stabilized.

9. The replication area has not been constructed beyond excavation, which was done approximately Spring 2016.

10. The following phots were taken at the time of the inspection:

Photo 1: Hannah Drive street sign

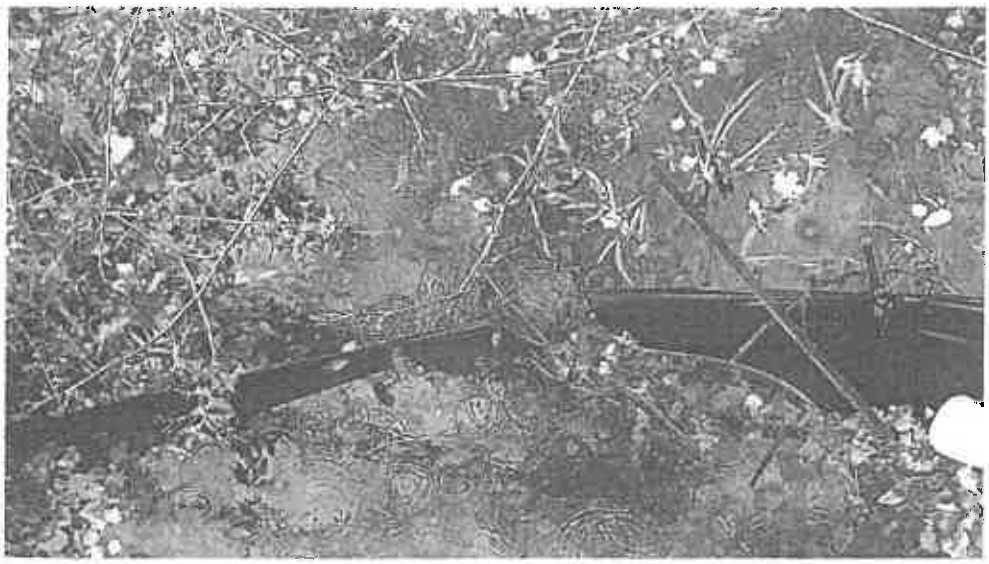

Photo 2: Remains of erosion protection at the culvert outlet

Photo 3: New wattles and silt fence at prior breach.

Photo 4: No permanent surface finish at the base of the retaining walls

Photo 5: Same as Photo 4

Photo 6: Two houses weather tight.

Photo 7: Looking toward the cul-de-sac. No means of temporary stabilization have been applied.

Photo 8: Additional cellar hole under way

Photo 9: Cellar hole excavated

Photo 10: The replication area has only naturally occurring weed/plant growth since its excavation.

If you have any questions or comments, please feel free to contact me.

Sincerely,
JH Engineering Group, LLC

Jeffrey W. Howland, P.E.
President

cc: Northbridge Conservation Commission, via e-mail
Mark Kuras, via e-mail
James Shuris, P.E., via e-mail
Jamie Luchini, via e-mail
Randy Swigor, via e-mail
Chief Gary Nestor, via e-mail

JH Engineering Group

- SITE DEVELOPMENT
- PERMITTING
- WASTEWATER
- SURVEYING

November 19, 2016

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588

Subject: **The Camelot**
Phase 1A
Engineer's Construction Estimate

JHEG Job #: **C0034-1**

Dear Gary:

Per the request of the Northbridge Planning Board, JH Engineering Group, LLC (JHEG) has re-calculated a construction estimate for Phase 1A (revised) of "The Camelot" subdivision. The estimate has been revised from our previous estimate dated February 14, 2014. Phase 1A consists of the construction of Rebecca Road from Hill Street to Sta. 16+01 (just west of the Rebecca Road/Grace Street intersection). The estimate is based upon a site visit on December 5, 2014 and a letter dated February 11, 2014 letter from Paul B. Hutnak, P. E., Andrews Survey & Engineering, Inc.

The estimate has been reduced as follows:

1. The limits of Phase 1A was revised by a plan prepared by Heritage Design Group dated December 4, 2012.

2. Binder course pavement was extended from Sta. 12+75 to approximately Sta. 15+70. The binder course pavement along with the underground utilities stops approximately 30 feet short of the revised phasing line. The top course pavement was placed on Rebecca Road from Hill Street (Sta. 0+00) to approximately Sta. 3+00. Both paving operations occurred on November 30, 2012. Additional binder course pavement was placed from Sta. 15+70 to Sta. 16+01 during the paving for Phase 2A. This paving operation occurred on July 15, 2013. The top course pavement was placed on Rebecca Road from approximately Sta. 3+00 to Sta. 12+63 on June 24, 2016.

3. Condition A.13 indicates that a concrete driveway apron between the road and sidewalk be installed. None of the concrete aprons have been installed.

4. Vertical granite curb has been installed along the left side to approximately Sta. 15+00 except the Grace Street radii stones. The granite headstones and the transitions stones at the

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driveways have been installed. The concrete sidewalks were installed along the left side except the driveways for lots #4 and #9. The grass strips have been loamed and hydroseeded.

5. Per a memo dated February 13, 2014, subdrains and yard drains were recommended to be eliminated and therefore have been removed from the estimate.

6. The vertical curb along the right side was installed to Sta. 15+50. The curb have been backed with loam and seeded. The line item for Loam & Seeding under Right-of-Way has been partially reduced to include only the areas that have not been loamed and seeded (i.e. Lot #9).

7. The Detention Basin #1 line item has been reduced to reflect the construction to date, however, the basin has not been completely finished per plan.

8. The six (6)-off-street parking spaces on Lot #10 (adjacent to the sanitary sewer pump station) have not been constructed. The vertical granite curb was installed along the frontage where the off-street parking spaces are intended.

9. The fire hydrant at the Grace Street/Rebecca Road intersection has not yet been relocated. The hydrant has been disconnected and was no longer functioning.

10. The light pole bases have been installed, but the lights poles have not yet been installed.

11. A street sign has been placed for Rebecca Road at the Hill Street entrance, but the stop sign has not been installed.

12. A stone wall on either side of the driveway for Lot #62 has been constructed within the Right-of Way for Rebecca Road. The removal or relocation of the stone wall has not been included in the estimate at this time.

13. According to Joe Marinella, the gravel access road to Basin #1 per Condition A.14 has been installed per plan. However, we cannot confirm if the gravel had been installed prior to the topsoil and seed installation.

14. Majority of Phase 1A has been stabilized with the house lot construction and therefore the haybale/silt fence line item has been reduced. The sanitary sewer line items have been eliminated as the sewers are active with brick inverts and the rims have been raised to finish grade.

There has been a 15% administration and inflate on contingency added to the estimate total for inspections, contract administration, and inflation.

The purpose of the construction estimate is to provide the Northbridge Planning Board with an "Engineer's opinion" of the possible construction value for the project. Our estimate is based upon typical municipally bid public works projects subject to state prevailing wage rates. We use state prevailing wage rates, as the Town of Northbridge will be required to pay those prevailing wages should the Town ultimately become responsible for completing the project. The rates indicated within this estimate reflect current market conditions.

In addition, the construction estimate should not be construed to be a final punch list of items that are not complete. At each drawdown requested by the Developer, each of the line items will be evaluated for completeness, the unite price of each item will be reviewed to reflect the current cost of the item, and additional items will be added or deleted until the streets, etc. are accepted by Town Meeting vote for public streets or the final release by the Planning Board for private streets.

If you have any questions or comments, please feel free to contact me.

Sincerely,
JH Engineering Group, LLC

Jeffrey W. Howland, P.E.
President

cc: Joe Marinella

THE CAMELOT
PHASE IA
Northbridge, MA

SITE DEVELOPMENT
CONSTRUCTION BUDGET

PHASE: IA (Rebecca Road Sta. 0+00 to Sta. 16+01) Phase limits revised December 3, 2012
DATE: January 13, 2012 amended thru November 19, 2016
JHEG PROJECT #: C0034-1

CONSTRUCTION ITEM	UNITS	$/UNIT	QUANTITY	VALUE
RIGHT OF WAY				
Binder Pavement Reclamation	Sq. Yds.	$ 5.00	500	$2,500.00
Top Course (2" Compacted Thk'ness)	Tons	$ 90.00	110	$9,900.00
Prep Sidewalk Subgrade	Sq. Yds.	$ 2.00	80	$160.00
8" Sidewalk Gravel	Cu. Yds.	$ 30.00	20	$600.00
4" PCC Sidewalks and Driveways	Cu. Yds.	$ 150.00	30	$4,500.00
Vertical Granite Curb	Lin. Ft.	$ 28.00	250	$7,000.00
Street Lights	Each	$ 1,500.00	4	$6,000.00
Street Trees	Each	$ 375.00	35	$13,125.00
Street Signs	Allow	$ 250.00	1	$250.00
Loam & Seeding	Sq. Yds.	$ 5.00	400	$2,000.00
	Right of Way SubTotal:			**$46,035.00**
DRAINAGE				
Steel Animal/Child Guard	Each	$750.00	2	$1,500.00
STC 450i Stormceptor (Water Quality)	Each	$12,000.00	1	$12,000.00
STC 900 Stormceptor (Water Quality)	Each	$20,000.00	1	$20,000.00
Gabion Check Dam	Lin. Ft.	$50.00	35	$1,750.00
Gravel Access Road	Sq. Yds.	$12.00	250	$3,000.00
Detention Basin #1	Allow	$5,000.00	1	$5,000.00
	Drainage SubTotal:			**$43,250.00**
WATER				

Relocate Fire Hydrant (Sta. 12+60)	Each	$750.00	1	$750.00
		Water SubTotal:		**$750.00**
MISCELLANEOUS				
Silt Fence/Haybales, Maintain	Lin. Ft.	$3.00	200	$600.00
Granite Bounds	Each	$300.00	19	$5,700.00
As-Built Plans	Sheet	$1,500.00	2	$3,000.00
Road Acceptance Plans	Sheet	$1,250.00	2	$2,500.00
		Miscellaneous SubTotal:		**$11,800.00**
		SubTotal:		**$101,835.00**
		15% Contingency/Inflation/Administration:		**$15,275.25**
		TOTAL:		**$117,110.25**

JH Engineering Group

SITE DEVELOPMENT
PERMITTING
WASTEWATER
SURVEYING

November 19, 2016

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588

Subject: **The Camelot**
Phase 1B (formally Phase 2A)
Engineer's Construction Estimate

JHEG Job #: **C0034-1**

Dear Gary:

Per the request of the Northbridge Planning Board, JH Engineering Group, LLC (JHEG) has calculated a construction estimate for Phase 1B Previously partially Phase 2A) of "The Camelot" subdivision. Phase 1B consists of the construction of Rebecca Road from Sta. 16+01 to Sta. 19+00 and Joseph Circle from Sta. 0+00 to Sta. 13+43 (end of cul-de-sac). The The estimate is based upon the latest site visit on October 30, 2016 and a letter dated December 5, 2014 letter from Paul B. Hutnak, P. E., Andrews Survey & Engineering, Inc.

The estimate has been revised as follows:

1. The limits of Phase 1B, previously known as Phase 2A, was revised by a plan prepared by Andrews Survey & Engineering, Inc. dated December 5, 2014. The Phase 1B has been extended to Sta. 13+43 (end of the cul-de-sac)on Joseph Circle at the request of Joe Marinella.

2. Binder course pavement was extended from Rebecca Road Sta. 15+70 in Phase 1A to Sta. 19+00 and Joseph Circle to Sta. 3+50. The paving operation occurred July 15, 2013. Binder course pavement was extended on Joseph Circle to Sta. 10+50 on November 18, 2014. Binder course pavement was futher extended on Joseph Circle to Sta. 11+40 on October 9, 2015. Binder course pavement was futher extended on Joseph Circle to Sta. 13+43 (end of the cul-de-sac) on September 27, 2016.

3. Condition A.13 indicates that a concrete driveway apron between the road and sidewalk be installed.

4. The Detention Basin #5 line item has been partially constructed and is used as a sediment basin, however, the basin has not been completely finished per plan such as installing the outlet pipes, riprap emergency overflow, flared end sections and riprap on inlet pipes, and gabion foreba

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5. The gravel access road per Condition A.14 has not been installed.

6. Per memos dated February 13, 2014, December 8, 2014, and November 19, 2016 subdrains were recommended to be eliminated and therefore have been removed from the estimated.

7. The drainage pipe at the end of Joseph Circle cul-de-sac has been installed from DMH 29 to FE36, but the drain manhole DMH 29A has not been installed.

8. Due to the condition of the existing binder course pavement, a line item has been inserted for

There has been a 15% administration and inflate on contingency added to the estimate total for inspections, contract administration, and inflation.The purpose of the construction estimate is to provide the Northbridge Planning Board with an "Engineer's opinion" of the possible construction value for the project. Our estimate is based upon typical municipally bid public works projects subject to state prevailing wage rates. We use state prevailing wage rates, as the Town of Northbridge will be required to pay those prevailing wages should the Town ultimately become responsible for completing the project. The rates indicated within this estimate reflect current market conditions.

In addition, the construction estimate should not be construed to be a final punch list of items that are not complete. At each drawdown requested by the Developer, each of the line items will be evaluated for completeness, the unite price of each item will be reviewed to reflect the current cost of the item, and additional items will be added or deleted until the streets, etc. are accepted by Town Meeting vote for public streets or the final release by the Planning Board for private streets.

If you have any questions or comments, please feel free to contact me.

Sincerely,
JH Engineering Group, LLC

Jeffrey W. Howland, P.E.
President

cc: Joe Marinella

THE CAMELOT
PHASE 1B
Northbridge, MA

SITE DEVELOPMENT
DRAFT CONSTRUCTION BUDGET

PHASE: 1B (Rebecca Road Sta. 16+01 to Sta. 19+00 and Joseph Circle Sta. 0+00 to Sta. 13+32)
DATE: August 8, 2013, amended thru November 19, 2016
JHEG PROJECT #: C0034-1

CONSTRUCTION ITEM	UNITS	$/UNIT	QUANTITY	VALUE
RIGHT OF WAY				
Binder Pavement Reclamation	Sq. Yds.	$ 5.00	1,000	$5,000.00
Top Course (2" Compacted Thk'ness)	Tons	$ 90.00	705	$63,450.00
Prep Sidewalk Subgrade	Sq. Yds.	$ 2.00	900	$1,800.00
8" Sidewalk Gravel	Cu. Yds.	$ 30.00	210	$6,300.00
4" PCC Sidewalks and Driveways	Cu. Yds.	$ 150.00	110	$16,500.00
Sloped Granite Curb (Island)	Lin. Ft.	$ 25.00	140	$3,500.00
Vertical Granite Curb	Lin. Ft.	$ 28.00	2,925	$81,900.00
Street Lights	Each	$ 1,500.00	3	$4,500.00
Street Trees	Each	$ 375.00	45	$16,875.00
Street Signs	Allow	$ 500.00	1	$500.00
Guard Rail (Wood)	Lin. Ft.	$ 20.00	280	$5,600.00
Loam & Seeding	Sq. Yds.	$ 5.00	3,400	$17,000.00
	Right of Way SubTotal:			**$222,925.00**
DRAINAGE				
12" HDPE	Lin. Ft.	$30.00	40	$1,200.00
18" RCP	Lin. Ft.	$40.00	58	$2,320.00
18" RCP Flared End Section	Each	$350.00	1	$350.00
24" HDPE Flared End Section	Each	$300.00	1	$300.00
Drain Manhole (DMH 29A)	Each	$3,000.00	1	$3,000.00
Steel Animal/Child Guard	Each	$750.00	2	$1,500.00
Raise Structures to Finish Grade	Each	$300.00	22	$6,600.00
STC 450i Stormceptor (Water Quality)	Each	$12,000.00	2	$24,000.00

Gabion Check Dam	Lin. Ft.	$50.00	140	$7,000.00
Gravel Access Road	Sq. Yds.	$12.00	100	$1,200.00
Detention Basin #5 (includes riprap)	Allow	$20,000.00	1	$20,000.00
		Drainage SubTotal:		**$67,470.00**
SANITARY SEWER				
Raise Structures to Finish Grade	Each	$300.00	9	$2,700.00
		Sanitary Sewer SubTotal:		**$2,700.00**
MISCELLANEOUS				
Silt Fence/Haybales, Maintain	Lin. Ft.	$3.00	1650	$4,950.00
Granite Bounds	Each	$300.00	33	$9,900.00
As-Built Plans	Sheet	$1,500.00	3	$4,500.00
Road Acceptance Plans	Sheet	$1,250.00	3	$3,750.00
		Miscellaneous SubTotal:		**$23,100.00**
		SubTotal:		**$316,195.00**
		15% Contingency/Inflation/Administration:		**$47,429.25**
		TOTAL:		**$363,624.25**

JH Engineering Group

- SITE DEVELOPMENT
- PERMITTING
- WASTEWATER
- SURVEYING

November 2, 2016

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588

Subject: **Leonardo Estates**
Construction Observation Report

JHEG Job #: **C0034-20**

Dear Gary:

Per Section E of the Certificate of Approval for the Definitive Subdivision – **Leonardo Estates**, dated May 30, 2014, JH Engineering Group, LLC (JHEG) conducted a site visit on October 27, 2016 to observe the conditions of the site (erosion control) after several heavy rain events. The plan entitled Definitive Residential Subdivision, dated August 13, 2013, latest revision date May 27, 2014 was utilized during the site visit. We were on site at 2:49 p.m. and departed at 3:32 p.m. The weather conditions at the time of the inspection was 52 degrees and raining.

Joe Leonardo was on-site with some other contractors working on the model home.

Our observations were:

1. Many locations have had erosion controls repaired, replaced, and/or added.
2. Additional rock berms have been added to divert/slow runoff at the edge of the road.
3. There was evidence of silt in the forebay which carried over to the basin and level spreader.
4. The lowest outlet control pipe is buried with mud and sediment and cannot be seen.
5. The catch basins still do not have inlet protection. I had a conversation with Mr. Leonardo about this and he expressed concerns that they will quickly clog and cause erosion issues elsewhere. We discussed that maybe he should try lining the perimeter of the grate with haybales until a permanent solution can be made with his engineer, Conservation, and Planning Board.
6. The following pictures were taken at the site inspection:

Photo 1: Stormwater Basin with sediment evident.

Photo 2: Looking toward the basin outlet control structure.

Photo 3: Sediment carry-over to the level spreader.

Photo 4: Lowest outlet control pipe is completely buried.

Photo 5: Forebay. You can see the velocity dislodged some rip rap. Also evident is the sediment and silt covering the stones in the floor of the forebay.

Photo 6: Additional rock berms have been added to remedy runoff issues.

Photo 7: Earthen berms doing a good job of attenuating runoff

Photo 8: Another area of rock berms being used to control runoff.

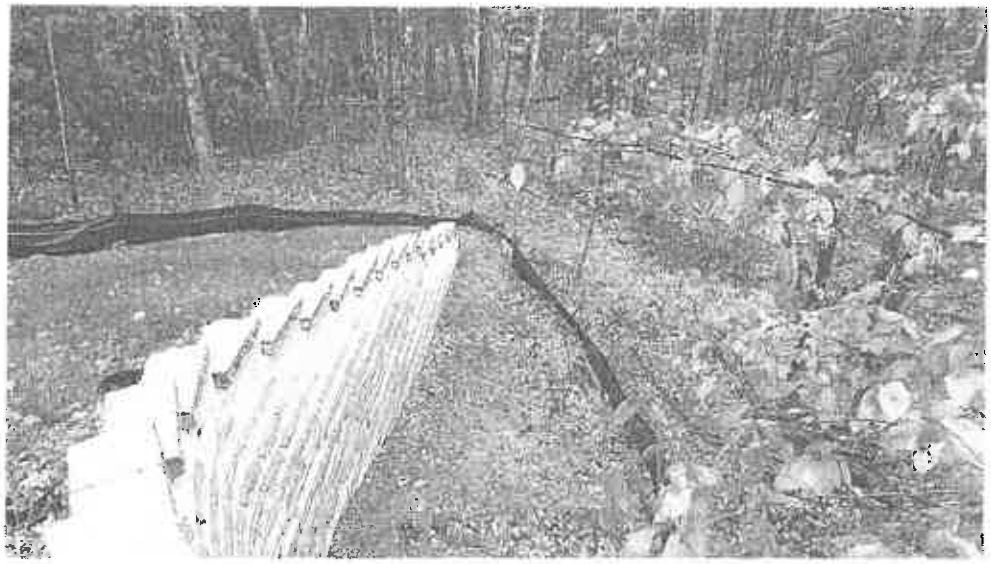

Photo 9: Wingwall and erosion controls. Grassed slope in good shape.

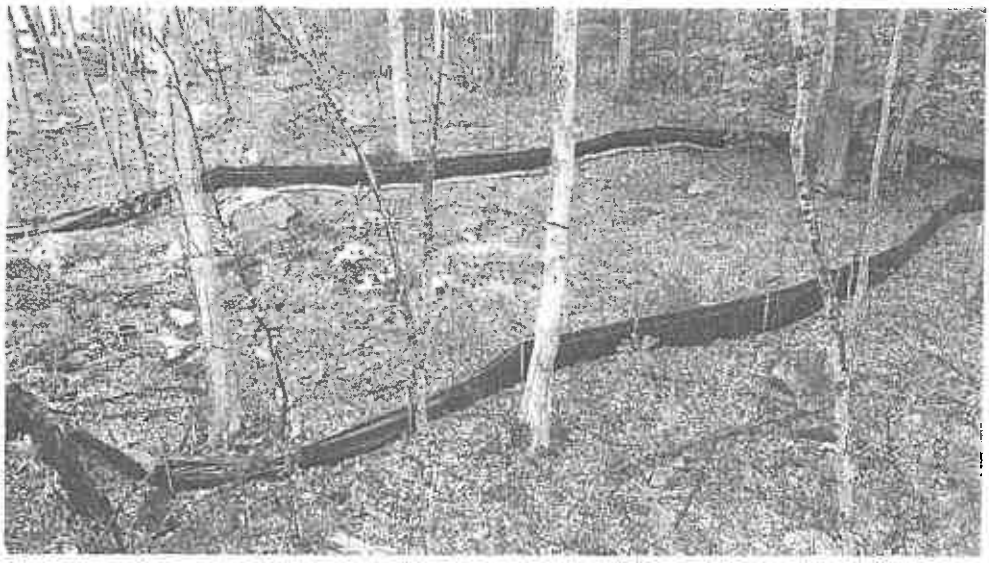

Photo 10: Preliminary erosion controls at the replication perimeter.

7.

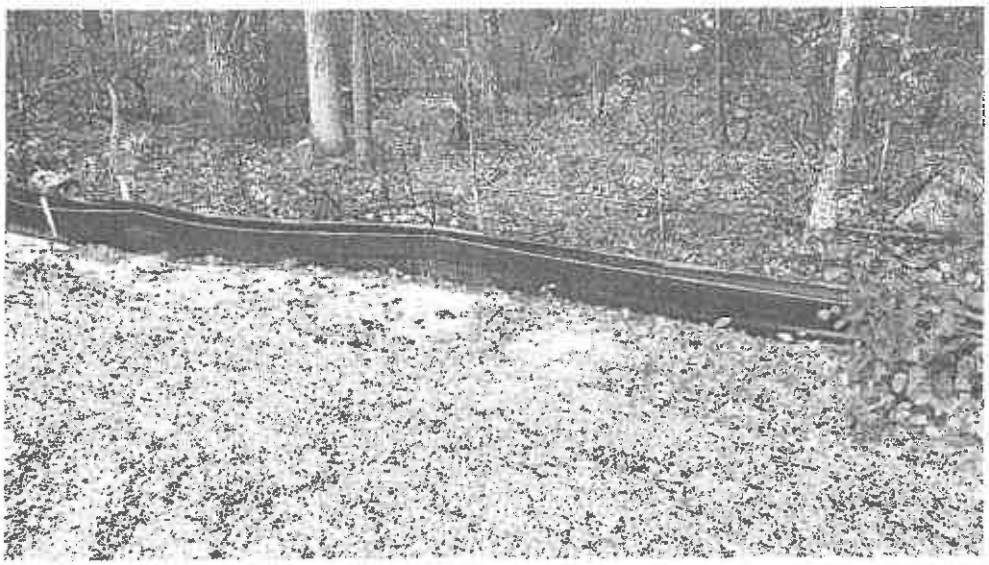

Photo 11: Just off the end of the cul-de-sac. One area where additional erosion controls have not been added.

If you have any questions or comments, please feel free to contact me.

Sincerely,
JH Engineering Group, LLC

Jeffrey W. Howland, P.E.
President

cc: Northbridge Conservation Commission, via e-mail
Mark Kuras, via e-mail
James Shuris, P.E., via e-mail
Jamie Luchini, via e-mail
Randy Swigor, via e-mail
Chief Gary Nestor, via e-mail

JH Engineering Group

SITE DEVELOPMENT
PERMITTING
WASTEWATER
SURVEYING

November 5, 2016

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588

Subject: **Shining Rock Golf Community**
Shining Rock Drive Extension
Road Acceptance

JHEG Job #: **C0034-10**

Dear Gary:

At the request of the Planning Board, JH Engineering Group, LLC (JHEG) conducted a site visit on October 30, 2016 to verify the items identified in our September 10, 2016 letter have been satisfactorily completed on Shining Rock Drive Extension in preparation of a request for Road Acceptance by the Developer. The plan entitled "Shining Rock Golf Community" dated March 12, 2002, latest revision date March 10, 2003 and prepared by Heritage Design Group were utilized during the site visit.

We are also in receipt of the following:

1. Plan entitled Street Acceptance Plan, Shining Rock Drive Extension prepared by WSP Sells dated April 19, 2012 revised September 29, 2016.

2. Plan entitled Shining Rock Drive, Sta. 29+71 to End, As-Built Plan & Profile prepared by Strong Point Engineering Solutions, LLC. dated August 11, 2016, revised September 29, 2019.

3. Letter dated September 30, 2016 to R. Gary Bechtholdt II, Town Planner, Town of Northbridge entitled Shining Rock Drive Street Acceptance, Response to Peer Review Comments prepared by Eric Dias, P.E., President/Owner Strong Point Engineering Solutions, LLC.

4. Letter dated October 11, 2016 to R. Gary Bechtholdt II, Town Planner, Town of Northbridge entitled Shining Rock Drive Street Acceptance, Response to Peer Review Comments prepared by Eric Dias, P.E., President/Owner Strong Point Engineering Solutions, LLC.

5. Revised Legal Description entitled Exhibit A, Shining Rock Drive.

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The following comments are in response to our September 10, 2016 letter. Our original comments from the September 10th letter are in italics with our response to the latest submittal information provided in bold. The original numbering system from the September 10th letter has been maintained.

Acceptance Plan, As-Built Plan, & Legal Description Review:

1. *Both the Street Acceptance Plan and As-Built Plan are not stamped.*
   The plans that were E-mailed to our office were not stamped. The Planning Department should verify the submitted were stamped.

2. *In comparing the Street Acceptance Plan with the Definitive Plan, there are several discrepancies between the two:*

   a. *The southern tangent line in the Definitive Plan has a length of 242.46', but the Street Acceptance Plan has 242.45'.*
      Acknowledged. The distance has been corrected.

   b. *The northern tangent line in the Definitive Plan has a length of 242.46', but the Street Acceptance Plan has 241.46'. This dimension should be the same as the southern tangent line.*
      Acknowledged. Per the response letter, the Definitive Plan dimension was incorrect and the correct distance is provided on the Street Acceptance Plan.

   c. *The reverse curve with a radius of 30.00' should have a distance of 25.00', not 30.00 feet as labeled.*
      Acknowledged. The distance has been corrected.

3. *In the legal description, in addition to the revisions required due to the comments above, there are several other scribner's errors:*

   a. *Is the third course, it appears the curve is the right, not left as written (radius of 225.00').*
      Acknowledged. The legal description has been revised.

   b. *In the reverse curve, there is a spelling error. The word running is spelled "funning" in the description.*
      Acknowledged. The legal description has been revised.

4. *The text for the Sewer Manhole within the sewer easement between lots 34 and 35 as shown on the Definitive Plan should be moved to read the manhole number*
   Acknowledged. The text for the sewer manhole has been moved to be readable on the As-Built Plan.

5. *The text for the pipe invert west of CB 310 should be moved to be readable.*
   Acknowledged. The text for the pipe invert has been moved to be readable on the As-Built Plan.

6. *The sanitary sewer and drain manhole and catch basins are labeled differently from the Definitive Plan to the As-built plan. For example, SMH 23 on the Definitive Plan is labeled SMH 207 on the As-Built plan. Why the difference?*
   Acknowledged. Per the response letter, the numbering scheme matches the previous Acceptance Plans.

Our field observations were:

1. *Since the sanitary sewer is live, we assumed that the brick inverts had been installed. We did not open any of the manhole covers. The Sewer Department shall verify.*
   No further comment necessary.

2. *SMH #207 is not visible.*
   Acknowledged. SMH #207 has been raised to grade.

3. *We were not able to locate the hydrant valve at Sta. 31+75 right or the inline valve at Sta. 34+75 right.*
   Acknowledged. The hydrant valve at Sta. 31+75 was found and the inline valve at Sta. 34+75 has been removed from the As-Built Plan.

4. *The street lights have been installed, but the wiring has not been finished. The street light on Fairway Drive at the Shining Rock Drive intersection was illuminated during the site visit.*
   Per the response letter, the wiring for the lights has not yet been completed. In addition, during the October 30th site visit, the street light remains illuminated at the corner of Fairway Drive and Shining Rock Drive.

5. *The pole in the cul-de-sac is leaning and needs to be cleaned or re-painted.*
   Acknowledged. The pole has been straightened and re-painted.

6. *The following bounds were not found in the field. They are noted on the Street Acceptance Plan as SBDH (Stone Bound w/ Drill Hole). The bounds have been removed, covered over, or within driveways. The Street Acceptance Plan needs to accurately depict the bound actually installed.*

   a. *Approximately Sta. 29+71 right.*
      Acknowledged. Bound was found in the field.

   b. *Approximately Sta. 32+38 left and right.*
      Acknowledged. Bounds were found in the field.

   c. *Approximately Sta. 35 +20 left and right.*
      The bound at Sta. 35+20 left was found, but not right. The area was recently graded and seeded. The bound may have been buried.

7. *Numerous trees that are shown on the As-built plan are not in the field. They possibly were removed when the driveways were relocated. Several of the locations are: Sta. 30+05 left, 30+90 left, 31+30 right.*

Acknowledged. The As-Built Plan has been revised to accurately show the street trees.

8. *The tree shown on the As-Built plan at Sta. 32+50 left has been moved to approximately Sta. 32+65.*
   Acknowledged. The As-Built Plan has been revised to accurately show the street tree.

9. *The landscaping in the cul-de-sac island does not match the As-Built Plan. The plan has one tree and 6 shrubs but in the field is 1 tree and 2 shrubs.*
   Acknowledged. Additional landscaping in the cul-de-sac island has been planted to match the design plans and is reflected on the As-Built plan.

10. *A majority of the driveways shown on the As-Built Plan are not accurately shown.*
    Acknowledged. The As-Built Plan has been revised to accurately show the curb cuts associated with driveways.

11. *There are several locations where the granite curbing joints need to be mortared.*
    Acknowledged. The granite curbing joints have been mortared.

12. *DMH 307 and DMH 308 have incorrect covers. The covers have the "SEWER" designation and need to be revised to "DRAIN" designation.*
    Acknowledged. The covers have been changed to designate the appropriate utility.

13. *The catch basins and inlet throats need to be cleaned. Several of the basin have debris above the outlet pipe.*
    The catch basin and inlet throats have been cleaned. However, the old silt sacs were observed within CB #309

14. *Per the Definitive Plan, cascade grates are required on CB 308A, B, & C; 307A, B, & C, 305A, B, & C. In the field, the catch basins were installed with standard grates.*
    Acknowledged. The standard grates have been replaced with cascade grates.

15. *There is a cone over what appears to be a gas valve box within the Drainage Easement between lots #33 and 34 on the Definitive Plan. IF gas is present, it should be shown on the plan. If there is no gas, what is the valve cover for?*
    Acknowledged. The gas main is shown on the As-Built Plan.

16. *The concrete apron on Lot #30 is marked for repair.*
    Acknowledged. The concrete apron has been repaired.

17. *There is conduit exposed adjacent to the transformer on Lot 32 or 33. What is the purpose and can they be buried, removed, or covered?*
    Acknowledged. The conduits have been cut flush with existing grade.

18. *The stop sign at the Shining Rock Drive intersection with Fairway Drive appears to be installed too low. The top of the sign is about 7 feet off the ground. Verification to the proper height and adjusted as required.*
    Acknowledged. The stop sign height has been increased.

If you have any questions or comments, please feel free to contact me.

Sincerely,
JH Engineering Group, LLC

Jeffrey W. Howland, P.E.
President

cc: Northbridge Conservation Commission, via e-mail
James Shuris, P.E., via e-mail
Mark Kuras, via e-mail

OUTSTANDING INVOICES

Project / Developer	Invoice #	Invoice Date	Amount	Total Outstanding	Comments
The Camelot	JH Engineering #1038	6/24/2016	1,218.54		Balance is $604.29
	JH Engineering #1077	9/30/2016	1,190.74	2,409.28	Requested $4,306.00
Carpenter Estates	JH Enginering #1092	10/28/2016	229.87		Balance is $199.57

Grand Total **$2,639.15**

TOWN OF NORTHBRIDGE
COMMUNITY PLANNING & DEVELOPMENT OFFICE
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone (508) 234-2447
Fax (508-234-0814

RECEIVED NOV 09 2016

MEMORANDUM

TO: Norwood Bank (Shining Rock Golf Community – Shining Rock Dr remaining portion of & Fairway Dr remaining portion of), J & F Marinella (Hemlock Estates – Spruce St, Hemlock St Fir Hill Lane), JA Taylor (Green Meadow Estates - Green Meadow Court), Robert Rolandelli, Wal*Mart (Valley Parkway), David Brossi (Presidential Farms – Wilson St, Roosevelt Dr Washington St), Michael Lambert & Tricia Lambert (Farnum Circle), J & F Marinella (The Camelot – Rebecca Rd, Joseph Circle), Mujeeb Construction Company (Carpenter Estates – Hannah Drive), Terreno Realty (Leonardo Estates – Windstone Drive)

FROM: Barbara Kinney, Administrative Assistant Northbridge Planning Board

DATE: November 9, 2016

RE: **2016 / 2017 SNOW PLOWING & SANDING CONTRACTS**
Subdivision Roadways

As per the provisions of the Subdivision Rules & Regulations § 222-34 (Cleanup; final inspection; maintenance) developers are required to maintain unaccepted roadways within the subdivision. This maintenance shall include snow removal, sanding, and repairs to drainage systems, etc. Cleanup and maintenance is NOT limited to the snow removal within the road travel ways – it shall also include sidewalks.

At the request of the Northbridge Department of Public Works (DPW), all developers are required to provide the DPW with a contact person and phone number in regards to sanding and plowing. For recently approved town accepted roadways, be sure to contact the DPW and verify if said roadway will be maintained by the town.

Please provide the Department of Public Works and this office with a copy of your snow removal and sanding contracts to be included in the respective subdivision files.

Please note: unaccepted subdivision roads will not be plowed or sanded by the Town unless a public safety emergency requires these actions. In the event the town provides such service you the applicant / developer will be charged at the rate established by the Board of Selectmen. Raised structures shall be protected and roadways shall be free of obstructions.

Thank you for your prompt attention to this matter, if you should have any questions, please contact the Department of Public Works at 508-234-3581.

Cc: Safety Committee Town Manager / BOS DPW – Highway PB/File(s)

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NEW ENGLAND DISTRICT
696 VIRGINIA ROAD
CONCORD MA 01742-2751

November 18, 2016

SUBJECT: Proposed Driveway Easement, West Hill Road, Northbridge, MA ASE Project # 2016-266 (Tract No. 103E-1)

Mr. Byron J. Andrews
Vice President
Andrews Survey & Engineering, Inc.
104 Mendon Street
P.O. Box 312
Uxbridge, MA 01569

Dear Mr. Andrews:

This office has received your letter dated November 11, 2016 along with the accompanying "Easement Plan of 50 West Hill Road in Northbridge & Uxbridge, MA, owned by Ross W. Smith & Nancy Smith", dated November 2, 2016.

Your letter characterizes the United States flowage easement for West Hill Dam easement Tract No. 103E-1 as being for lands below the elevation of 269 feet. That statement is not fully accurate.

The easement over Tract No. 103E-1 was acquired by eminent domain proceedings through Civil Action No. 59-971-J filed in the United States District Court for the District of Massachusetts on December 31, 1959. The case was captioned "United States of America, Plaintiff, vs. 333.11 Acre of Land, More or Less, Situate in the Towns of Northbridge and Uxbridge, Worcester County, Commonwealth of Massachusetts, and George H. Legg, et al., Defendants". Judgment on the Declaration of Taking was recorded in the Worcester County Registry of Deeds in Book 4090, Page 16.

The legal description of Tract No. 103E-1 is enclosed. The land burdened by the easement runs by bearings and distances for much of the parcel, and runs by a contour line only at a point where it meets Tract No. 103. A general sketch of Tract No. 103E-1 and Tract 103 is also enclosed.

Although your survey indicates that there is an area of land above the 269 foot contour towards the easterly portion of the land, that area is covered by the easement. Rights under the easement include the provision that no structure for human habitation

shall be constructed or maintained on the land; and provides further that no other structures shall be constructed or maintained on the land except as may be approved in writing by the representative in charge of the project.

In light of this information, we believe that the depiction of the extent of the easement on the "Easement Plan of 50 West Hill Road in Northbridge & Uxbridge, MA, owned by Ross W. Smith & Nancy Smith", dated November 2, 2016 is inaccurate and should not be relied upon to show the extent of the Government's easement.

We cannot evaluate or render a decision on Mr. Smith's request for a consent to structure(s) within easement Tract No. 103E-1 based on the information you have submitted. Please reassess the request based on the information we have provided.

Questions may be addressed to Maureen Davi of this office at 978-318-8070 or by email at Maureen.b.davi@usace.army.mil.

Sincerely,

Anne L. Kosel
Chief, Real Estate Division

TRACT NO. 103E-1

A certain parcel of land situated in the Towns of Northbridge and Uxbridge, County of Worcester, Commonwealth of Massachusetts, being more particularly bounded and described as follows:

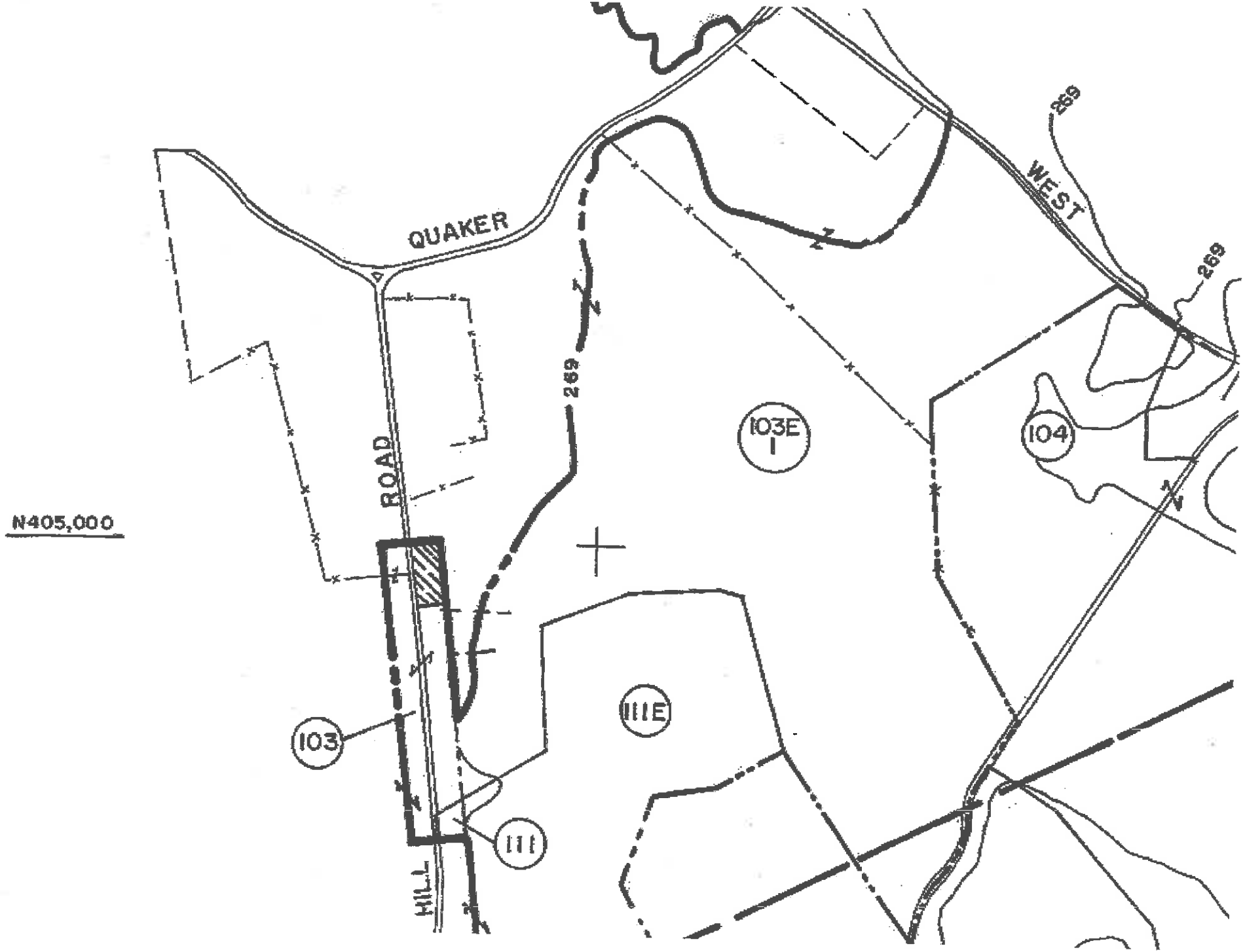
Beginning at a point on the center line of West Hill Road on the division line between land of owner and land of Philip A. Johnson et ux; thence by land of said Philip A. Johnson, et ux South 58° 00' West about 540 feet, South 02° 45' East 385.4 feet and South 08° 15' East 66 feet and South 27° 45' East 402.6 feet to the Northwesterly side of Rice City Road; thence Southeasterly 20 feet to the center line of said road; thence Southwesterly along the center line of Rice City Road about 625 feet to land of Louis Bilodeau; thence by land of Louis Bilodeau North 35° 35' West about 541.4 feet, North 16° 50' West 403.9 feet, North 77° 05' West 69.3 feet, South 83° 10' West 237.6 feet, South 67° 40' West 227.0 feet, South 3° 50' East 311.5 feet and South 60° 00' West about 213.5 feet to Tract 103; thence North 06° 10' 13" West by said Tract 103, about 200 feet to a point on the guide contour elevation of 269 feet referred to the United States Coast & Geodetic Survey Datum of 1929; thence in a general Northerly, Southeasterly and Northerly direction through land of owner, along the guide contour elevation of 269 feet, about 2800 feet to the center line of West Hill Road; thence Southeasterly along the center line of West Hill Road about 600 feet to the point of beginning.

The above described parcel contains about 35.70 acres.

Names of Purported Owners: Albert T. Koopman
Hilda Koopman

Address of Purported Owners: Quaker Street
Northbridge, Massachusetts

Estimated Compensation included in Tract No. 103E-2


QUAKER
ROAD
269
WEST
269
269
103E
104
N405,000
111E
103
111
HILL

Gary Bechtholdt

From: Gary Bechtholdt <gbechtholdt@northbridgemass.org>
Sent: Tuesday, November 22, 2016 4:05 PM
To: Mark Kuras
Cc: Brian J. Massey
Subject: Main Street -sewer extension

Mark:

How goes –I see Walmart is prepping for construction which I presume to be the sewer extension and pump station.

Can you confirm for me –so I may rely same to the Planning Board and others that the installation of the sewer line will in fact provide for lateral connections to existing properties along its route on Main Street in Northbridge.

The Planning office has been contacted by a property owner who needs to know when/how her property will be connected.

As you know the Planning Board recognizes this improvement to be key and essential to the future economic development opportunities of this locus area.

By way of this email I shall provide same to Brian Massey, PB Chairman to keep him in the loop.

Thanks,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

Town of Northbridge
Planning

RECEIVED
16 NOV 14 PM 1:38
NORTHBRIDGE TOWN CLERK

NOTICE OF PUBLIC HEARING

In accordance with the provisions of M.G.L Ch 40A, Section 11, and Chapter 173, Sections 47 & 48 of the Northbridge Zoning By-laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, December 8, 2016 at 7:05 P.M.** at the **Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider application of Kendell Chilton POA for Bingzhu Guo, 125 Brookway Dr, Northbridge, MA 01534 for property located at Lot 1 North Main Street, Whitinsville, MA 01588.

The applicant is seeking a Special Permit pursuant to Article V, Section 173-18 of the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow the construction of a driveway and underground utilities in a flood zone.

The property, shown on Assessor's Map 6 as Parcel 2, is located at North Main Street Lot 1 and is in a Residential-2 zoning district and is owned by Rosalie Schweinfurth.

The purpose of this hearing is to provide an opportunity for public comment. Anyone wishing to be heard regarding this matter should attend said meeting at the time and place designated. A copy of the petition is available for review at the office of the Town Clerk and Zoning Board of Appeals Office and may be reviewed during normal business hours.

Thomas Hansson, Chairman
Northbridge Zoning Board of Appeals

Blackstone Valley Tribune
November 17, 2016
November 24, 2016

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The Leader in Public Sector Law

The Regulation and Taxation of Marijuana Act

A Guide to the New Law Legalizing Recreational Use of Marijuana

On November 8, 2016, Massachusetts voters approved Question 4 legalizing the recreational use of marijuana. Implementation of the Act is generating significant questions at state and local levels. The Act contains inconsistencies and outright contradictions. In particular, questions and concerns have been raised regarding the timeline for implementation, enforcement, local control, regulation of marijuana products produced by personal growers, amount of the tax, and additional matters. It is not certain whether or when the General Court may address these issues. Responding to numerous questions from local officials, we have summarized the Act's provisions regarding the implementation timeline, personal use of marijuana, licensing of recreational marijuana establishments, local control mechanisms, and employment implications.

CURRENT TIMELINE	
DECEMBER 15, 2016 **Effective Date of Law/ Personal Recreational Growing and Use Allowed**	"Personal use" of marijuana will be legal for a person at least 21 years old. General Laws c. 94G, §7 provides that individuals, but not businesses, will be permitted to engage in a range of activities as outlined below.
SEPTEMBER 15, 2017 **Deadline for CCC to Adopt "Initial Regulations"**	The Act creates a three-member Cannabis Control Commission ("CCC") to be appointed by and under the jurisdiction of the State Treasurer. The CCC will regulate and issue licenses for recreational marijuana establishments, but not for medical marijuana establishments, regulated by the Department of Public Health.
OCTOBER 1, 2017 **Applications Filed with CCC for Various Specific Licenses**	The number of available licenses is limited and the filing of certain applications is staged over the course of the next three years.
JANUARY 1, 2018 **Deadline for Final Regulations, or "Default"**	If the CCC has <u>not</u> adopted regulations, "each medical marijuana treatment center" may begin to "possess, cultivate, or otherwise obtain marijuana and marijuana products and may deliver, sell or otherwise transfer" to anyone over the age of 21. If regulations <u>are</u> timely adopted, the CCC will issue licenses within 90 days after applications are received on or after October 1, 2017, to qualified establishments.

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PERSONAL USE OF MARIJUANA

- The Act authorizes persons 21 years of age or older to possess, use, purchase, process or manufacture one ounce or less of marijuana, of which not more than five grams can be in the form of marijuana concentrate.
- Within a person's "primary residence", a person may possess up to 10 ounces of marijuana and any marijuana produced on the premises for personal use by not more than six marijuana plants. If there is more than one grower at the residence, there may be up to 12 plants cultivated on the premises.
- A person may give away or transfer without "remuneration" to a person age 21 years or older up to one ounce of marijuana, of which no more than five grams may be in the form of marijuana concentrate, provided that such transfer is not advertised or promoted to the "public".
- A person 21 years of age or older may also possess or manufacture marijuana accessories or sell such accessories to a person 21 years of age or older.

LOCAL CONTROL

The Act defines a "marijuana establishment" to include, "a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of marijuana-related business", and authorizes certain types of "local control".

Ordinances and Bylaws Regulating Time, Place and Manner

The Act provides that municipalities may adopt ordinances or bylaws regulating the time, place and manner of operations of marijuana establishments, provided that such ordinances or bylaws are not "unreasonably impracticable" and do not otherwise conflict with the Act. Standard practices for adoption of ordinances or bylaws will apply.

Further Regulation - Bylaws and Ordinances/Local Ballot Questions

The Act also authorizes imposition by "ordinance or bylaw by a vote of the voters of that city or town" of additional limitations on recreational marijuana establishments. The use of the phrase "by a vote of the voters of that city or town" typically requires a vote at an election, whereas the adoption of an ordinance or bylaw occurs by vote of the local legislative body (city or town council or town meeting). In our opinion, given this reference to voters, rules of statutory construction suggest that any attempt to approve an ordinance or bylaw, requires approval by the voters of the municipality at an election.

The topics that may be regulated under this section are as follows:

- prohibiting the operation of one or more types of marijuana establishments within the municipality;
- limiting the number of marijuana retailers to fewer than 20 per cent of the number of licenses issued within the municipality for the retail sale of alcoholic beverages not to be drunk on the premises where sold under chapter 138 of the General Laws; or
- limiting the number of any type of marijuana establishment to fewer than the number of medical marijuana treatment centers registered to engage in the same type of activity in the town.

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The reference to "one or more types of marijuana establishments", in our opinion, can be read to allow a municipality to ban marijuana establishments within its borders. However, this language is subject to interpretation, and may be addressed in the CCC regulations.

Under the laws generally governing elections, no question may appear on the ballot unless specifically authorized by law. While the form of the question is typically included in the authorizing law, the Act does not do so. For your information, pursuant to G.L. c.54, §42C, the Board of Selectmen must vote to put the question on the ballot and provide notice to the Town Clerk no less than 35 days prior to the date of the election.

Petition for Question on State Ballot to Permit Marijuana "Cafés"

The Act provides that municipalities may, upon petition of not fewer than 10 percent of the number of the voters of the city or town voting at the state election preceding the filing of the petition, present to the voters of the city or town at the next state election the question of whether it will allow the consumption of marijuana and marijuana products on the premises where they are sold (i.e., so-called marijuana "cafés"). There is no timeline provided in the law for this type of petition, although it is reasonable to anticipate that any such request must be filed with the Secretary of the Commonwealth no later than the first Wednesday in August.

Regulation Prohibited or Strictly Limited

A municipality may not adopt an ordinance or bylaw prohibiting the transportation of marijuana or marijuana products or making such transportation "unreasonably impracticable".

Similarly, a municipality may not adopt an ordinance or bylaw prohibiting an establishment that "cultivates, manufactures or sells marijuana products in any area in which a medical marijuana treatment center is registered to engage in the same type of activity". [Emphasis added]. The Act contains no definition of "area".

The Act provides that no agreement between a municipality and a marijuana establishment may contain a payment that is not "directly proportional and reasonably related" to the costs imposed on the municipality by the operation of the recreational marijuana establishment.

Zoning Moratoria

Municipalities have asked about the ability to adopt a zoning bylaw or ordinance establishing a moratorium on the locating of recreational marijuana establishments to allow time to study the issue and develop appropriate bylaws and ordinances. We expect the Attorney General will likely approve a moratorium for one year, consistent with those approved for medical marijuana and other moratoria. For municipalities with registered medical marijuana facilities, however, a moratorium may not be effective in preventing a recreational marijuana establishment "in any area" in which a medical marijuana treatment center is registered to engage in the same type of activity.

Municipalities may wish to start planning in anticipation of annual town meetings and spring and fall elections. Discussions might include whether or not to adopt ordinances or bylaws regulating time, place and manner issues, including moratoria, or to place questions before the voters relative to limitations on the type or number of recreational marijuana establishments that may be located in the municipality.

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EMPLOYMENT ISSUES

The new law may also have significant implications for public employers. The relevant portion of the law provides, "This chapter shall not require an employer to permit or accommodate conduct otherwise allowed by this chapter in the workplace and shall not affect the authority of employers to enact and enforce workplace policies restricting the consumption of marijuana by employees."

Thus, despite the legalization in Massachusetts of the personal use of marijuana, public employers may continue to prohibit their employees from using or possessing marijuana in the workplace or in public buildings and from working while impaired by marijuana. Drug and alcohol testing and related policies should be reviewed to ensure that such policies will continue to be consistent with the public entity's desired treatment of marijuana following the change in the law. In some cases, policies may need to be updated or clarified to account for the change in the law.

Be further aware, however, that federal law prohibiting the use of marijuana by employees who possess firearms, such as police officers, and those required to hold a Commercial Driver's License, will continue to be in full force and effect notwithstanding the change in Massachusetts law. We are aware that some police chiefs are considering issuing a general reminder to all law enforcement personnel that marijuana is still a controlled substance for purposes of federal law and that the use or possession of marijuana is still prohibited.

Further Developments

We will continue to monitor developments in the law, including possible amendments by the General Court and guidance issued by the offices of the State Treasurer, Attorney General, or Secretary of the Commonwealth's Elections Division.

In the meantime, if you have any questions concerning regulation of recreational marijuana, please contact Attorneys Joel Bard (jbard@k-plaw.com) or Katherine Laughman (klaughman@k-plaw.com) at 617-556-0007. Members of our Labor and Employment Practice Group are also available to assist with employment-related questions.

Disclaimer: This information is provided as a service by KP Law, P.C. This information is general in nature and does not, and is not intended to, constitute legal advice. Neither the provision nor receipt of this information creates an attorney-client relationship with KP Law, P.C. Whether to take any action based upon the information contained herein should be determined only after consultation with legal counsel.

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Gary Bechtholdt

From: mkuras@northbridgemass.org
Sent: Wednesday, November 23, 2016 7:13 AM
To: gbechtholdt@northbridgemass.org
Subject: RE: Main Street -sewer extension

Gary:

The road opening in the Town of Northbridge ended on November 15 and will stay closed until April 15, 2017. When the gravity pipe is installed on Main st. lateral connections will also be installed to the property line. From there it will be the responsibility of the homeowner to hire and pay for the connection to the house. And pay the connection fee. I do not have a completion end date for the project.

Thanks,

Mark Kuras
Town of Northbridge
WWTP Superintendent

From: Gary Bechtholdt [gbechtholdt@northbridgemass.org]
Sent: Tuesday, November 22, 2016 4:05 PM
To: mkuras@northbridgemass.org
Cc: Brian J. Massey
Subject: Main Street -sewer extension

Mark:

How goes –I see Walmart is prepping for construction which I presume to be the sewer extension and pump station.

Can you confirm for me –so I may rely same to the Planning Board and others that the installation of the sewer line will in fact provide for lateral connections to existing properties along its route on Main Street in Northbridge.

The Planning office has been contacted by a property owner who needs to know when/how her property will be connected.

As you know the Planning Board recognizes this improvement to be key and essential to the future economic development opportunities of this locus area.

By way of this email I shall provide same to Brian Massey, PB Chairman to keep him in the loop.

Thanks,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

Community Planning & Development
Town of Northbridge

TOWN OF NORTHBRIDGE
ECONOMIC DEVELOPMENT STRATEGIC PLAN

COPY

-Scope of Work

The Town of Northbridge seeks a qualified economic development consulting firm or individual (CONSULTANT) to prepare an Economic Development Strategic Plan (EDSP). The EDSP shall provide a framework which will help guide the strategies, goals and direction of economic development efforts in Northbridge for the next five (5) years. The EDSP will be referred to and incorporated within a Master Plan update scheduled to commence by the Planning Board in 2017/18.

The selected CONSULTANT shall be required to perform the following:

- Meet with municipal staff to review economic development priorities, past economic development efforts, targeted areas and other economic development initiatives (43D, etc.)

- Facilitate a public input process that engages the community and business leaders to identify issues and opportunities to be addressed within the strategic plan

- Conduct interviews with elected/appointed officials and primary economic development stakeholders, the Blackstone Valley Chamber of Commerce, the Central MA Regional Planning Commission and the MA Office of Business Development

- Collect data from a variety of sources in order to convey an understanding of current state, regional and local economic conditions and trends

- Analyze business climate, zoning, workforce development and education, marketing and economic development efforts, sites and infrastructure, tourism, etc. (assessment of existing conditions)

- Identify opportunities and challenges for economic development in Northridge; SWOT analysis that highlights areas that may have the most direct impact on future economic development for the town

- Prepare a framework for the implementation of the strategic plan, including goals, objectives, recommendations and marketing options, etc.

The selected CONSULTANT shall work under the general direction of the Town Planner and an Ad-Hoc Economic Development Committee to be appointed by the Board of Selectmen.

LOCUS PLAN
SCALE: 1"=1000'±

SITE PLAN & DEFINITIVE SUBDIVISION PLAN

FOR

UPTON RIDGE NORTH

&

UPTON RIDGE SOUTH

SENIOR HOUSING COMMUNITIES

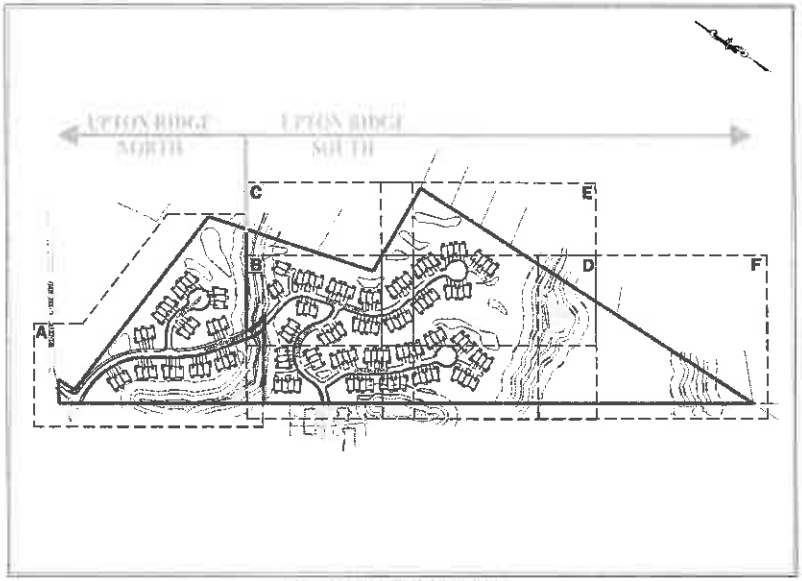
HARTFORD AVENUE

UPTON, MASSACHUSETTS

PROPERTY:
HARTFORD AVENUE
UPTON, MA 01568
MAP 23, LOT 36

OWNER OF RECORD:
RUFIN VAN BOSSUYT JR. &
KATHRYN M. VAN BOSSUYT

DATE	DATE REVISED	SHEET NUMBER	SHEET DESCRIPTION
11/18/2016	-	1	COVER SHEET
11/18/2016	-	2	LEGEND & NOTES
02/24/2016	-	3 - 8	EXISTING CONDITIONS PLANS A - F
11/18/2016	-	9	SUBDIVISION PLAN
11/18/2016	-	10	OVERALL LAYOUT PLAN
11/18/2016	-	11	OVERALL LAND USE PLAN
11/18/2016	-	12	LAYOUT PLAN A
11/18/2016	-	13	LAYOUT PLAN B
11/18/2016	-	14	LAYOUT PLAN C
11/18/2016	-	15	LAYOUT PLAN D
11/18/2016	-	16	LAYOUT PLAN E
11/18/2016	-	17	GRADING & DRAINAGE PLAN A
11/18/2016	-	18	GRADING & DRAINAGE PLAN B
11/18/2016	-	19	GRADING & DRAINAGE PLAN C
11/18/2016	-	20	GRADING & DRAINAGE PLAN D
11/18/2016	-	21	GRADING & DRAINAGE PLAN E
11/18/2016	-	22	UTILITY PLAN A
11/18/2016	-	23	UTILITY PLAN B
11/18/2016	-	24	UTILITY PLAN C
11/18/2016	-	25	UTILITY PLAN D
11/18/2016	-	26	UTILITY PLAN E
11/18/2016	-	27	ROADWAY SECTIONS
11/18/2016	-	28 - 30	PLAN & PROFILE (GREENSIDE DRIVE)
11/18/2016	-	31	PLAN & PROFILE (FAIRWAY DRIVE)
11/18/2016	-	32	PLAN & PROFILE (CADEN COURT)
11/18/2016	-	33	PLAN & PROFILE (DOGLEG DRIVE)
11/18/2016	-	34 - 37	EROSION & SEDIMENTATION CONTROL PLAN SEQUENCE 1 - 4
11/18/2016	-	38	PHOTOMETRIC PLAN
11/18/2016	-	39 - 46	CONSTRUCTION DETAILS
11/18/2016	-	"L" SERIES	LANDSCAPE PLANS



OVERALL LAYOUT PLAN
SCALE: 1"=400'

PREPARED BY:

CIVIL DESIGN GROUP, LLC
21 HIGH STREET SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400
f: 978-965-3971
CONTACT: MATTHEW LEIDNER, P.E.

PREPARED FOR:

PULTE HOMES OF NEW ENGLAND, LLC
115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

CONSULTANTS:

SURVEY:
ODONE SURVEY & MAPPING, P.C.
291 MAIN STREET, SUITE 5
NORTHBOROUGH, MA 01532
508-351-6022
CONTACT: GLENN ODONE, P.L.S.

WETLANDS:
NEW ENGLAND ENVIRONMENTAL, INC.
15 RESEARCH DRIVE
AMHERST, MA 01002
413-256-0202
CONTACT: MICKEY MARCUS, PWS

LANDSCAPE ARCHITECT:
HUNTRESS ASSOCIATES, INC.
17 TEWKSBURY STREET
ANDOVER, MA 01810
978-470-8882
CONTACT: CHRISTIAN C. HUNTRESS, RLA

TRAFFIC:
MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752
508-303-0370
CONTACT: ROBERT MICHAUD, P.E.

WATER/SEWER:
COUGHLIN ENVIRONMENTAL SERVICES, LLC
62 MONTVALE AVENUE, SUITE H
STONEHAM, MA 02180
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CONTACT: DANIEL COUGHLIN, P.E.

Approved by the
UPTON PLANNING BOARD

_____ Chairman

Application Filed: _____
Hearing Date: _____
Plan Approved: _____

NOT FOR CONSTRUCTION

SEAL:

MATTHEW A. LEIDNER, P.E.

SHEET:

COVER SHEET

1

CDG PROJECT #: 15042

GENERAL NOTES

1. ZONING DISTRICT AND SITE INFORMATION OBTAINED FROM THE TOWN OF UPTON ZONING MAP, DATED JUNE 2008, THE TOWN OF UPTON ZONING BYLAWS, DATED NOVEMBER 2014, THE TOWN OF UPTON SPECIAL PERMIT RULES AND REGULATIONS FOR SENIOR RESIDENTIAL COMMUNITIES, DATED JUNE 2013, AND THE TOWN OF UPTON RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, DATED FEBRUARY 2005.
2. THE PROJECT INCLUDES LOT 36 ON MAP 23 AS SHOWN ON THE TOWN OF UPTON ASSESSOR'S MAP AND TOTALS 53.4± ACRES.
3. THE PROJECT LIES WITHIN THE SINGLE RESIDENTIAL C (SRC) ZONING DISTRICT.
4. THIS SITE LIES WITHIN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD RATE INSURANCE MAP (FIRM), COMMUNITY PANEL #25034C0842E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
5. WETLANDS SHOWN HEREON ARE WERE DELINEATED BY NEW ENGLAND ENVIRONMENTAL, INC. IN APRIL 2016. THE UPTON CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION (ORAD) FOR THE WETLANDS ON JULY 27, 2016 (DEP FILE NO. 311-0711). THE APPLICANT WILL BE SEEKING AN ORDER OF CONDITIONS FOR THE PROJECT, AND THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO ALL CONSTRUCTION-RELATED REQUIREMENTS OF THE ORDER OF CONDITIONS.
6. THE PROJECT IS SUBJECT TO SITE PLAN APPROVAL AND SPECIAL PERMIT BY THE UPTON PLANNING BOARD. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO ALL CONSTRUCTION-RELATED REQUIREMENTS OF THE THESE APPROVALS.
7. THE CONTRACTOR SHALL GIVE TWENTY-FOUR (24) HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD
8. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
11. HOUSEHOLD RUBBISH DISPOSAL WILL BE BY CURBSIDE COLLECTION.

SITE & DEMOLITION NOTES

1. THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE BASED ON MEASUREMENTS TAKEN IN THE FIELD AND DISCOVERED RECORDS FROM VARIOUS UTILITY COMPANIES AND/OR FROM THE MUNICIPALITY. THIS INFORMATION SHALL NOT BE CONSIDERED EXACT AND THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL NOTIFY 'DIG SAFE' (811) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXISTING UTILITY MARK OUT LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF EXISTING UTILITY LOCATIONS CONFLICT WITH THE PROPOSED DEVELOPMENT PROGRAM SO THAT A REMEDIAL ACTION CAN TAKE PLACE PRIOR TO ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ALL EXISTING UTILITIES AS A RESULT OF THE PROPOSED DEVELOPMENT.
2. EXISTING BASE INFORMATION INCLUDING PROPERTY LINE, STRUCTURES, UTILITIES AND TOPOGRAPHY ARE TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS PLAN," PREPARED BY ODONE SURVEY & MAPPING, DATED FEBRUARY 24, 2016, CONSISTING OF 6 SHEETS.
3. ELEVATIONS SHOWN ARE BASED ON NGVD 1929.
4. ALL WORK MUST BE INSPECTED PER TOWN REQUIREMENTS. CONTRACTOR SHALL CONTACT THE TOWN BUILDING DEPARTMENT PRIOR TO THE START OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL CONSTRUCTION RELATED CONDITIONS OUTLINED IN THE APPROVALS IN ADDITION TO THE ITEMS OUTLINED IN THESE CONSTRUCTION DOCUMENTS.
6. THE LIMIT OF WORK FOR THIS PROJECT SHALL BE SHOWN ON THE PLANS AS SAWCUT LINES, EROSION CONTROL BARRIER LINES, AND/OR LIMIT OF WORK LINES AND SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION. EXISTING FEATURES OUTSIDE LIMIT OF WORK LINE ARE TO REMAIN UNLESS OTHERWISE SPECIFIED AND THE EXISTING FEATURES WITHIN LIMIT OF WORK LINE SHALL BE REMOVED UNLESS OTHERWISE SPECIFIED.
7. THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
8. ALL DISTURBED OFF-SITE AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.
9. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER THE DETAIL WHEREVER CONSTRUCTION ACCESS EXISTS. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
10. PEDESTRIAN AND VEHICULAR ACCESS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT IN GOOD CONDITION THROUGHOUT CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND UTILITY CONNECTION/DISCONNECTION FEES RELATED TO THE PROJECT. CONTRACTOR SHALL NOTIFY AND COORDINATE ALL UTILITY WORK WITH THE APPLICABLE UTILITY COMPANIES AND/OR LOCAL DEPARTMENTS. ALL PERMITS SHALL BE KEPT WITHIN THE TRAILER AND CLEARLY VISIBLE.
12. THE OFFSITE DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL COMPLY WITH THE APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES.
13. FILL MATERIAL(S) SHALL NOT CONTAIN HAZARDOUS MATERIALS.
14. CONSTRUCTION DUMPSTERS SHALL BE LOCATED ON A STABLE SURFACE, PROPERLY MAINTAINED, AND EMPTIED ON A REGULAR BASIS.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE GENERAL UPKEEP OF THE SITE DURING THE CONSTRUCTION PROCESS.
16. SOLID WASTE DISPOSAL WILL BE BY CURB SIDE COLLECTION.
17. ALL WALLS GREATER THAN 4 FEET EXPOSED HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

SITE LAYOUT NOTES

1. ALL STATION LABELS PERTAIN TO CENTERLINE OF ROAD GEOMETRY
2. IN NO CASE SHALL THE DISTANCE BETWEEN ANY BUILDINGS OR APPURTENANT ELEMENTS THEREOF BE LESS THAN 30 FEET, IN ACCORDANCE WITH THE TOWN OF UPTON ZONING BY-LAWS.
3. NO BUILDINGS, BUILDING PROJECTIONS, OR APPURTENANT STRUCTURES SUCH AS DECKS AND STAIRS SHALL BE CONSTRUCTED IN THE REQUIRED BUILDING SETBACKS.
4. CURB WITHIN THE SITE LIMITS SHALL BE CAPE COD BERM (CCB), WITH SLOPED GRANITE CURB (SGC) AT INTERSECTION ROUNDINGS AND VERTICAL GRANITE CURB (VGC) AT THE INTERSECTION OF CREEKSIDE DRIVE AND CLUBHOUSE LANE AS SHOWN ON THE PLANS. CATCH BASINS SHALL INCLUDE GRANITE INLET STONES WITH GRANITE TRANSITION CURBS ON BOTH ENDS TO TRANSITION TO/FROM THE ADJACENT CURB TYPE.
5. PAVEMENT MARKINGS AND STRIPING SHALL PAINTED WITH 2 COATS OF WHITE PAINT PER FEDERAL SPECIFICATION TT-P-115 TYPE 1: ALKYD.
6. CROSSWALK MARKINGS SHALL MEET THE REQUIREMENTS OF SECTION 3B.17 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
7. STOP LINE SHALL MEET THE REQUIREMENTS OF SECTION 3B.16 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
8. ALL ON-SITE TRAFFIC ADVISORY SIGNS INCLUDING STOP SIGNS SHALL BE MOUNTED ON 4"x4" WHITE PLASTIC POSTS. BOTTOM OF TRAFFIC ADVISORY SIGNS SHALL BE 48" ABOVE FINISHED GRADE. STOP SIGNS DIMENSIONS SHALL BE 18"x18".
9. ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE LATEST EDITION OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ARCHITECTURAL ACCESS BOARD (AAB) AS SHOWN ON THE SITE LAYOUT PLAN.
10. ACCESSIBLE SIGNAGE SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.

GRADING & DRAINAGE NOTES

1. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD 1929 DATUM REFERENCE USED ON THE EXISTING CONDITIONS SURVEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND ELEVATION BENCHMARKS THROUGHOUT CONSTRUCTION.
3. EXTERIOR ELEVATIONS ALONG EACH BUILDING SIDE MAY VARY IN ORDER TO ACHIEVE GRADE IN CERTAIN AREAS. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING.
4. NEW SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. FURTHERMORE, ACCESSIBLE PARKING SPACES AND PROXIMATE ACCESS AISLES SHALL BE SLOPED AT A MAXIMUM OF 2.0% IN ALL DIRECTIONS. SHOULD ANY DISCREPANCIES WITH THESE REQUIREMENTS ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
5. CONTRACTOR SHALL NOTIFY ENGINEER IF THE ILLUSTRATED GRADES CANNOT BE ACHIEVED WITHIN ACCESSIBLE AREAS, INCLUDING PARKING SPACES.
6. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
7. PROPOSED BOTTOM OF CURB ELEVATIONS ALONG EXISTING STREETS ARE BASED ON EXISTING CONDITIONS INFORMATION AND SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL MATCH EXISTING EDGE OF PAVEMENT GRADE.
8. EXISTING DRAINAGE AND UTILITY RIM ELEVATIONS LOCATED WITHIN THE LIMIT OF WORK TO REMAIN SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH NEW FINISHED GRADE.
9. ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED IN KIND.
10. PROPOSED CATCH BASINS SHALL INCLUDE GRANITE INLET CURB STONES WITH GRANITE TRANSITION STONES TO TRANSITION TO/FROM CAPE COD BERM ON EITHER SIDE OF THE INLET STONE.
11. PROPOSED CATCH BASINS SHALL INCLUDE ELIMINATOR HOODS AS SPECIFIED IN THE DETAILS.
12. NEW DRAINAGE PIPE SHALL BE DUAL WALL CORRUGATED HDPE (ADS N-12 OR APPROVED EQUAL), UNLESS OTHERWISE SPECIFIED.
13. ELEVATION OF LANDSCAPED AREAS ARE GIVEN AT PLANTED GRADE.
14. DRIVEWAYS SHALL BE GRADED AT < 2% FROM THE GARAGE DOOR TO THE OUTSIDE EDGE OF THE FRONT WALKWAY, THIS WILL RESULT IN A GRADE CHANGE OF 0.15'± OVER 8'.
15. ALL BUILDING FRONT ROOFTOPS SHALL BE GUTTERED AND REAR ROOFTOPS SHALL NOT BE GUTTERED. GUTTER DOWNSPOUTS SHALL TIE INTO A ROOF DRAIN PIPE AS SHOWN. ROOF DRAIN PIPES FROM A SINGLE BUILDING SHALL BE 6" HDPE LAID AT A SLOPE ≥ 1%. ALL OTHER ROOF DRAIN PIPES SHALL BE SIZED AND SLOPED AS SHOWN ON THE PLANS. REFER TO ROOF DRAIN SCHEDULE ON THE GRADING & DRAINAGE PLANS SHOWING THE INTENDED DISCHARGE POINT FOR THE GUTTERED ROOF DRAINAGE FROM EACH BUILDING
16. EACH BUILDING SHALL HAVE A MINIMUM OF ONE GUTTER DOWNSPOUT OVERFLOW. THE OVERFLOW SHALL BE INSTALLED ON THE DOWNSPOUT LOCATED AT THE LOWEST GROUND ELEVATION ALONG THE BUILDING.
17. FOUNDATION DRAIN PIPES TO BE LAID AT A SLOPE ≥ 1%. REFER TO FOUNDATION DRAIN SCHEDULE ON GRADING & DRAINAGE PLANS FOR PIPE SIZING.
18. PROPOSED ROOF DRAIN AND FOUNDATION DRAIN PIPES SHALL HAVE CLEANOUTS INSTALLED AT INTERSECTIONS AND BENDS.
19. SEE DETAIL SHEETS AND PROFILES FOR WATER QUALITY UNITS MANUFACTURER AND MODELS.
20. TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON GRADING & DRAINAGE PLANS REPRESENT THE EXPOSED PORTION OF THE WALL. ALL WALLS GREATER THAN 4 FEET EXPOSED HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

UTILITY NOTES

1. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
2. ALL UTILITIES, PIPE MATERIALS, STRUCTURES, INSTALLATION METHODS, AND TESTING SHALL CONFORM TO MUNICIPALITY STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE INSPECTIONS BY THE MUNICIPALITY WHEN REQUIRED.
3. CALCULATED WATER USAGE AND WASTEWATER FLOW: 150 GPD (TITLE 5) x 139 UNITS = 20,850 GPD.
4. WATER WILL BE SUPPLIED TO THE PROJECT VIA AN EXISTING 12" DI MUNICIPAL WATER MAIN IN HARTFORD AVENUE. A SEPARATE ENGINEERING DESIGN SUBMISSION WILL BE PREPARED ON BEHALF OF THE TOWN OF UPTON DETAILING THE MUNICIPAL WATER SYSTEM IMPROVEMENTS ALONG HARTFORD AVENUE.
5. REFER TO PROFILE SHEETS FOR PROPOSED ON-SITE WATER MAIN PIPE TYPE(S) AND SIZE(S). WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
6. FOR BUILDINGS CONTAINING 3 OR FEWER TOWNHOME UNITS, EACH UNIT SHALL BE SERVICED BY A 2" TYPE K COPPER WATER SERVICE. AT THE EXTERIOR OF THE UNIT, THE SERVICE SHALL SPLIT INTO A METERED 1" DOMESTIC SERVICE AND A NON-METERED 2" FIRE SERVICE. FIRE SERVICES SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS DOWNSTREAM OF THE DOMESTIC WATER BRANCH.
7. FOR BUILDINGS CONTAINING 4 OR MORE TOWNHOME UNITS, EACH UNIT SHALL BE SERVICED BY A 1" POLYETHYLENE DOMESTIC WATER SERVICE WITH TRACER WIRE. IN ADDITION, ONE 4" DUCTILE IRON FIRE SERVICE EQUIPPED WITH A BACKFLOW PREVENTER SHALL BE RUN TO EACH BUILDING.
8. WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
9. NO WATER SERVICE PIPES SHALL BE LAID IN THE SAME TRENCH WITH GAS PIPES, SEWER PIPE OR ANY OTHER FACILITY OF A PUBLIC SERVICE COMPANY, OR WITHIN THREE FEET OF ANY OPEN EXCAVATION OR VAULT.
10. WASTEWATER FROM THE PROJECT WILL BE DISCHARGED TO THE MUNICIPAL SEWER SYSTEM IN HARTFORD AVENUE. THE ON-SITE WASTEWATER COLLECTION/CONVEYANCE SYSTEM WILL CONSIST OF INDIVIDUAL "E-ONE" SEWER PUMPS (ONE PUMP STATION PER BUILDING) THAT WILL DISCHARGE TO A COMMON FORCE MAIN. THE FORCE MAIN WILL DISCHARGE THE GRAVITY SEWER SYSTEM IN HARTFORD AVENUE. A SEPARATE ENGINEERING DESIGN SUBMISSION WILL BE PREPARED ON BEHALF OF THE TOWN OF UPTON DETAILING THE MUNICIPAL SEWER SYSTEM IMPROVEMENTS ALONG HARTFORD AVENUE.
11. REFER TO PROFILE SHEETS FOR SEWER FORCE MAIN PIPE TYPE(S) AND SIZE(S). REFER TO THE DETAIL SHEETS FOR "E-ONE" SEWER PUMP DETAILS AND GRAVITY SEWER SERVICE SIZE/MATERIAL.
12. SEWER SHALL BE ENCASED IN CONCRETE IF THE SEWER IS PLACED WITHIN 10' (HORIZONTALLY) OF A WATER LINE AND THE SEWER IS EITHER ABOVE OR WITHIN 18" BELOW THE WATER LINE.
13. THE CONTRACTOR SHALL COORDINATE ALL PROPOSED GAS, ELECTRIC, TELEPHONE, AND CABLE UTILITY WORK WITH THE RESPECTIVE UTILITY COMPANIES. THE PROPOSED CONNECTION LOCATIONS AND DETAILS PROVIDED HEREIN ARE FOR REPRESENTATION PURPOSES ONLY. FINAL CONNECTION POINTS AND DETAILS SHALL BE AS DETERMINED AND REQUIRED BY THE UTILITY COMPANIES.
14. DUE TO THE SCALE OF THE SITE WORK DRAWINGS, THE EXACT LOCATION OF UTILITY SERVICES TO THE BUILDING SHALL BE VERIFIED WITH THE BUILDING DRAWINGS.
15. SUITABLE, TEMPORARY PLUGS SHALL BE INSTALLED IN THE OPEN ENDS OF UTILITY SERVICES TO THE BUILDING PRIOR TO BACKFILLING. STUB LOCATIONS SHALL BE MARKED IN THE FIELD SO THAT THEY MAY BE EASILY LOCATED.
16. EXISTING DRAINAGE AND UTILITY RIM ELEVATIONS LOCATED WITHIN THE LIMIT OF WORK TO REMAIN SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH NEW FINISHED GRADE.
17. GUY WIRES SHALL BE INSTALLED AS REQUIRED/DESIGNED BY THE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. THIS SITE IS SUBJECT TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. SITE OPERATORS SHALL CONFORM TO MEET THE CRITERIA FOR A NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
2. SEQUENCING PLANS HAVE BEEN PROVIDED AS GUIDANCE TOOL TO ASSIST IN THE IMPLEMENTATION OF EROSION/SEDIMENTATION CONTROLS AND STABILIZATION OF THE SITE. ADAPTATION TO ACTUAL FIELD CONDITIONS MAY WARRANT VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS IN ORDER TO MAXIMIZE THE EFFECTIVENESS OF THE CONTROLS.
3. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL CONSTRUCTION RELATED CONDITIONS OUTLINED IN THE APPROVALS IN ADDITION TO THE ITEMS OUTLINED IN THESE CONSTRUCTION DOCUMENTS. THE SEQUENCING PLANS INCLUDED HEREIN ARE PROVIDED AS A GUIDANCE DOCUMENT TO ASSIST IN THE IMPLEMENTATION OF EROSION/SEDIMENTATION CONTROLS AND STABILIZATION OF THE SITE. ADAPTATION TO ACTUAL FIELD CONDITIONS MAY WARRANT VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS TO MAXIMIZE THE EFFECTIVENESS OF THE CONTROLS.
4. THE CONTRACTOR SHALL ADHERE TO PROCEDURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE EPA NPDES CONSTRUCTION GENERAL PERMIT REQUIREMENTS.
5. IN ACCORDANCE WITH THE NPDES CONSTRUCTION GENERAL PERMIT AND ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPPP), EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST EVERY 14 DAYS AND WITHIN 24 HOURS OF A 0.25" STORM. REPORTS DOCUMENTING THE RESULTS OF EACH INSPECTION AND ANY CORRECTIVE ACTIONS SHALL BE KEPT ON-FILE WITH THE SWPPP.
6. PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES WILL INCLUDE SILTATION FENCES, HAY BALES, CRUSHED STONE, RIPRAP, LOAM/SEED, HYDROSEEDING, MULCHING, EROSION CONTROL MATTING, DIVERSION BERMS, AND SEDIMENTATION BASINS AS FURTHER DESCRIBED HEREIN.
7. SILTATION FENCES AND HAY BALES WILL BE USED FOR THE PERIMETER EROSION CONTROL BARRIER AS SHOWN ON THIS PLAN AND ELSEWHERE AS CONDITIONS WARRANT. HAY BALES ALSO BE USED TO PROTECT OFFLINE CATCH BASINS (PRIOR TO BINDER) AND ELSEWHERE AS CONDITIONS WARRANT. THE CONTRACTOR WILL BE REQUIRED TO KEEP A REASONABLE STOCK OF SILTATION FENCE AND HAY BALES ON SITE TO BE ABLE TO SUPPLEMENT OR MAKE REPAIRS AS NECESSARY.
8. LOAMING AND SEEDING WILL BE USED AS A PERMANENT STABILIZATION MEASURE FOR ALL REVEGETATED AREAS OF THE SITE. HYDROSEEDING MAY BE USED IN CERTAIN AREAS IN LIEU OF STANDARD SEEDING METHODS SHOULD CONDITIONS WARRANT.
9. ALL PROPOSED SLOPES 3:1 AND STEEPER SHALL BE STABILIZED WITH AN EROSION CONTROL MATTING AND SHALL BE HYDROSEEDED.
10. MULCHING MAY BE USED TO REINFORCE SEEDED AREAS WHERE EROSION CONTROL MATTING IS NOT REQUIRED OR WARRANTED, BUT WHERE SOME PROTECTION IS WARRANTED. MULCHING MAY ALSO BE USED TO STABILIZE AREAS WHERE CONSTRUCTION ACTIVITIES WILL TEMPORARILY CEASE FOR MORE THAN 14 DAYS.
11. SEDIMENTATION BASINS SHALL BE USED THROUGHOUT THE SITE TO TREAT RUNOFF. DIVERSION BERMS SHALL BE UTILIZED TO DIVERT UNTREATED STORMWATER TO THE SEDIMENTATION BASINS. SEDIMENTATION BASINS AND DIVERSION BERMS SHALL BE ADDED, REMOVED, AND ADJUSTED AS THE SITE EVOLVES THROUGHOUT THE CONSTRUCTION PROCESS.
12. UPON CONVERTING ANY TEMPORARY SEDIMENTATION BASINS TO PERMANENT DETENTION/INFILTRATION BASINS, THE BASINS SHALL BE CLEANED OF ALL ACCUMULATED SEDIMENT TO ENSURE THAT THE VOLUMETRIC AND INFILTRATION DESIGN CAPACITIES ARE MAINTAINED.
13. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, IN ACCORDANCE WITH THE NPDES CONSTRUCTION GENERAL PERMIT. STABILIZATION MEASURES SHALL BE IMPLEMENTED NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS IN WHICH CASE STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
14. EROSION AND SEDIMENTATION CONTROLS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT TO ENSURE THAT THEY FUNCTION AS INTENDED. DEFICIENCIES WILL BE CORRECTED BY CLEANING, REPAIRING, OR REPLACING THE AFFECTED CONTROL(S) OR PORTION(S) THEREOF TO REESTABLISH PROPER FUNCTIONING AS QUICKLY AS POSSIBLE. SEDIMENTATION CONTROLS WILL BE REQUIRED TO BE CLEANED OR REPLACED WHEN THE ACCUMULATED SEDIMENT EXCEEDS 50 PERCENT OF THE DESIGN CAPACITY OF THE CONTROL. ANY OFF-SITE ACCUMULATIONS OF SEDIMENT WILL BE REQUIRED TO BE REMOVED AS QUICKLY AS POSSIBLE IN A MANNER THAT MINIMIZES ADDITIONAL DISTURBANCE.
15. EROSION CONTROL BARRIER (WHERE SHOWN) REPRESENTS THE LIMIT OF WORK. WHERE NO EROSION CONTROL BARRIER IS REQUIRED (SUCH AS UPSLOPE AREAS), A LIMIT OF WORK LINE HAS BEEN SHOWN. WHERE NO EROSION CONTROL BARRIER IS REQUIRED, THE LIMIT OF WORK SHALL BE DELINEATED IN THE FIELD BY A VISUAL BARRIER SUCH AS TEMPORARY CONSTRUCTION FENCING IN ORDER TO KEEP CONSTRUCTION ACTIVITIES OUT OF THOSE AREAS.
16. THE PROPOSED ONSITE DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS PRACTICABLE. ALL EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED WITH A SILT SACK (SEE DETAIL).
17. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT BASIN OR OTHER SETTLING AREA TO ALLOW FOR SUFFICIENT SETTLING PRIOR TO DISCHARGE.
18. DUST SHALL BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO LOCAL, STATE AND FEDERAL STANDARDS
19. ABUTTING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS FROM THIS PROJECT AT ALL TIMES. WORK ON ABUTTING PROPERTY SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO ANY LAND DISTURBANCE.
20. THE EROSION CONTROL MEASURES ILLUSTRATED IN THIS PLAN SET SHALL BE THE MINIMUM REQUIRED CONTROLS IMPLEMENTED.
21. STOCKPILING LOCATIONS SHALL BE FIELD DETERMINED AND SHALL NOT LIE WITHIN THE 100-FOOT WETLAND BUFFER. DIVERSION BERMS AND EROSION CONTROL BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES IN ACCORDANCE WITH THE PLAN AND DETAILS.
22. ESTIMATED STABILIZED AREA AS SHOWN ON THE SEQUENCING PLANS PROVIDED HEREIN REPRESENTS THE APPROXIMATE AREA THAT WILL BE STABILIZED (EITHER TEMPORARILY OR PERMANENTLY) BY THE END OF THE CONSTRUCTION SEQUENCE.
23. CRUSHED STONE AND/OR RIPRAP SHALL BE USED TO CONSTRUCT THE TRACKING PAD, CUT SLOPE, TREATMENT AREAS, CHECK DAMS, SEDIMENTATION BASIN OUTLET PROTECTION, AND ELSEWHERE AS CONDITIONS WARRANT. THE CONTRACTOR WILL BE REQUIRED TO KEEP A REASONABLE STOCK OF CRUSHED STONE AND RIPRAP ON SITE TO BE ABLE TO SUPPLEMENT OR MAKE REPAIRS AS NECESSARY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		DRAIN MANHOLE
		DRAIN PIPE
		GAS LINE
		OVERHEAD WIRES
		UNDERGROUND ELECTRIC/ TELEPHONE/CABLE LINE
		SEWER LINE
		WATER LINE
		FORCE MAIN
		FOUNDATION DRAIN
		ROOF DRAIN
		HYDRANT
		SIGN
		SITE LIGHT
		UTILITY POLE
		IRON PIPE/IRON PIN
		OUTLET CONTROL STRUCTURE
		FLARED END SECTION
		CLEANOUT/NYLOPLAST
		FENCE
		GUIDERAIL
		CONSTRUCTION FENCE
		STONE WALL
	498	MINOR CONTOUR
	500	INDEX CONTOUR
		TREE LINE
		EXISTING BUILDINGS
		PROPOSED BUILDING PAD FOOTPRINT
		GRAVEL AREA
		RIPRAP AREA
		CONSTRUCTION ENTRANCE
		EROSION CONTROL BARRIER
		TEST PIT LOCATION
		TOP/BOTTOM CURB ELEVATION
		SPOT ELEVATION
		NUMBER OF PARKING SPACES
		CURB RADIUS
		ACCESSIBLE PAVEMENT MARKINGS

GENERAL ABBREVIATIONS

ASSESSORS PARCEL	A.P.
BOTTOM OF CURB	BC
BITUMINOUS CONCRETE	BIT. CONC
BEST MANAGEMENT PRACTICE	BMP
BORDERING VEGETATED WETLAND	BVW
CATCH BASIN	CB
CAPE COD BERM	CCB
CELLAR FLOOR	CF
CLEANOUT	CO
CONCRETE SURFACE	CONC.
DRAIN MANHOLE	DMH
EMERGENCY SPILLWAY	ES
FLARED END SECTION	FES
FOOTING DRAIN	FD
HIGH DENSITY POLYETHYLENE	HDPE
INVERT ELEVATION	I=
LINEAL FEET	LF
LIMIT OF WORK	LOW
MATCH EXISTING	ME
NOW OR FORMERLY	N/F
NYLOPLAST DRAINAGE STRUCTURE	NP
OUTLET CONTROL STRUCTURE	OCS
RADIUS	X'R
RIM ELEVATION	R=
ROOF DRAIN	RD
REMOVE	REM
SLOPED GRANITE CURB	SGC
SPEED LIMIT	SL
SUBSURFACE INFILTRATION SYSTEM	SIS
STORMWATER MGMT AREA	SWMA
TOP OF CURB	TC
TOP OF FOUNDATION	TF
TYPICAL	TYP.
UNDERDRAIN	UD
UTILITY POLE	UP
WATER QUALITY UNIT	WQU
VERTICAL GRANITE CURB	VGC

811 DigSafe

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REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		
6		

SCALE:

DESIGNED BY: MAL
CHECK BY: PRH

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED FOR:

Pulte

115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

UPTON RIDGE NORTH
&
UPTON RIDGE SOUTH

HARTFORD AVENUE
UPTON, MASSACHUSETTS

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

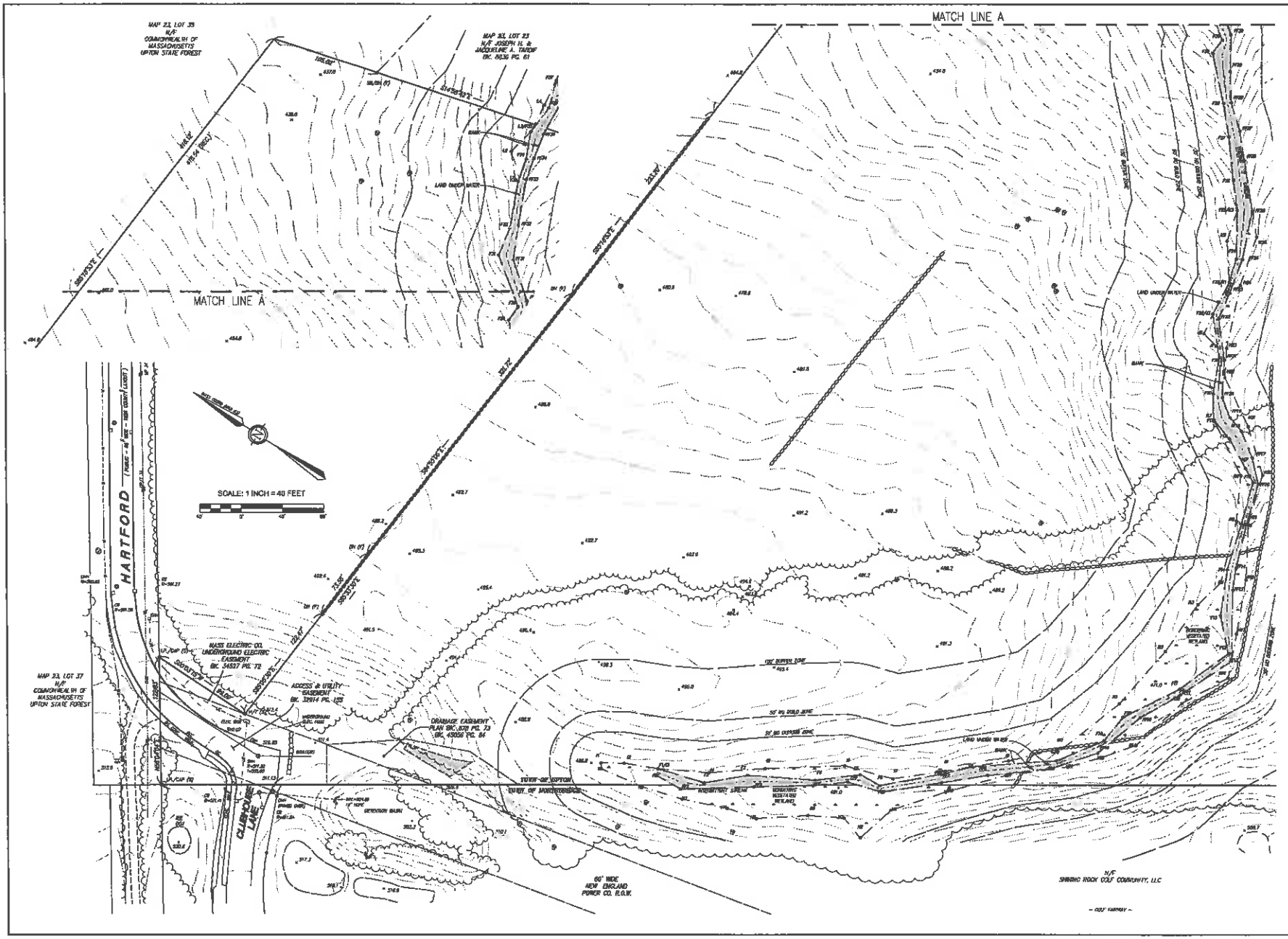
SHEET:

LEGEND & NOTES

2

CDG PROJECT #: 15042

DATE: 11/16/2016



REVISIONS:

REV	DATE	COMMENT
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SURVEY PREPARED BY:

OSM ODONE SURVEY & MAPPING

SURVEYING - MAPPING - PLANNING & CONSULTING

291 Main Street, Suite 5
Northborough, MA 01532
Tel.: 508-351-6022 Fax: 508-351-6633

GLENN B. ODONE JR.
REGISTERED LAND SURVEYOR NO. 45095
COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR:

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WESTBOROUGH, MA 01581
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PROJECT:

UPTON RIDGE NORTH
&
UPTON RIDGE SOUTH
HARTFORD AVENUE
UPTON, MASSACHUSETTS

CIVIL ENGINEER:

CIVIL DESIGN GROUP, LLC

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NORTH ANDOVER, MA 01845
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SHEET:

EXISTING CONDITIONS PLAN A

3

PROJECT NO. 20150057

DATE: FEBRUARY 24, 2016

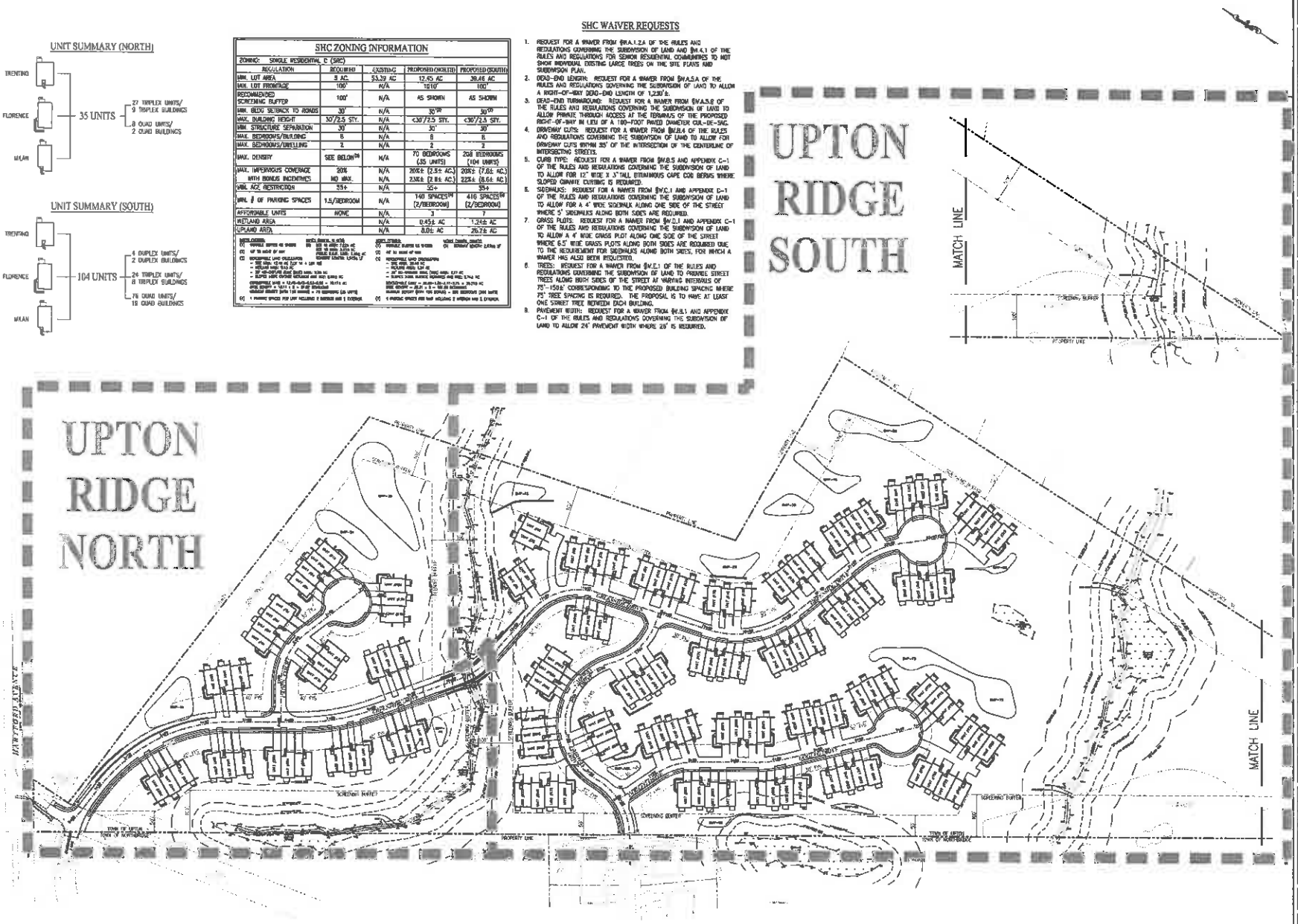
SHC ZONING INFORMATION

ZONING: SINGLE RESIDENTIAL C (SRC)

REGULATION	REQUIRED	EXISTING	PROPOSED (NORTH)	PROPOSED (SOUTH)
MIN. LOT AREA	9 AC.	53.39 AC	12.45 AC	38.46 AC
MIN. LOT FRONTAGE	100'	N/A	1010'	100'
RECOMMENDED SCREENING BUFFER	100'	N/A	AS SHOWN	AS SHOWN
MIN. BLDG SETBACK TO ROADS	30'	N/A	30'[1A]	30'[1A]
MAX. BUILDING HEIGHT	30'/2.5 STY.	N/A	<30'/2.5 STY.	<30'/2.5 STY.
MIN. STRUCTURE SEPARATION	30'	N/A	30'	30'
MAX. BEDROOMS/BUILDING	8	N/A	8	8
MAX. BEDROOMS/DWELLING	2	N/A	2	2
MAX. DENSITY	SEE BELOW[2A]	N/A	70 BEDROOMS (35 UNITS)	208 BEDROOMS (104 UNITS)
MAX. IMPERVIOUS COVERAGE	20%	N/A	20%± (2.8± AC.)	20%± (7.6± AC.)
WITH BONUS INCENTIVES	NO MAX.	N/A	23%± (2.8± AC.)	22%± (8.6± AC.)
MIN. AGE RESTRICTION	55+	N/A	55+	55+
MIN. # OF PARKING SPACES	1.5/BEDROOM	N/A	140 SPACES[3A] (2/BEDROOM)	416 SPACES[3A] (2/BEDROOM)
AFFORDABLE UNITS	NONE	N/A	3	7
WETLAND AREA		N/A	0.45± AC	1.34± AC
UPLAND AREA		N/A	8.01± AC	25.7± AC

SHC WAIVER REQUESTS

1. REQUEST FOR A WAIVER FROM §IV.A.1.2.A OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND AND §IV.4.1 OF THE RULES AND REGULATIONS FOR SENIOR RESIDENTIAL COMMUNITIES TO NOT SHOW INDIVIDUAL EXISTING LARGE TREES ON THE SITE PLANS AND SUBDIVISION PLAN.
2. DEAD-END LENGTH: REQUEST FOR A WAIVER FROM §IV.A.5.A OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW A RIGHT-OF-WAY DEAD-END LENGTH OF 1,230'±.
3. DEAD-END TURNAROUND: REQUEST FOR A WAIVER FROM §IV.A.5.E OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW PRIVATE THROUGH ACCESS AT THE TERMINUS OF THE PROPOSED RIGHT-OF-WAY IN LIEU OF A 100-FOOT PAVED DIAMETER CUL-DE-SAC.
4. DRIVEWAY CUTS: REQUEST FOR A WAIVER FROM §IV.B.4 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW FOR DRIVEWAY CUTS WITHIN 35' OF THE INTERSECTION OF THE CENTERLINE OF INTERSECTING STREETS.
5. CURB TYPE: REQUEST FOR A WAIVER FROM §IV.B.5 AND APPENDIX C-1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW FOR 12" WIDE X 3" TALL BITUMINOUS CAPE COD BERMS WHERE SLOPED GRANITE CURBING IS REQUIRED.
6. SIDEWALKS: REQUEST FOR A WAIVER FROM §IV.C.1 AND APPENDIX C-1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW FOR A 4' WIDE SIDEWALK ALONG ONE SIDE OF THE STREET WHERE 5' SIDEWALKS ALONG BOTH SIDES ARE REQUIRED.
7. GRASS PLOTS: REQUEST FOR A WAIVER FROM §IV.C.1 AND APPENDIX C-1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW A 4' WIDE GRASS PLOT ALONG ONE SIDE OF THE STREET WHERE 6.5' WIDE GRASS PLOTS ALONG BOTH SIDES ARE REQUIRED DUE TO THE REQUIREMENT FOR SIDEWALKS ALONG BOTH SIDES, FOR WHICH A WAIVER HAS ALSO BEEN REQUESTED.
8. TREES: REQUEST FOR A WAIVER FROM §IV.C.1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO PROVIDE STREET TREES ALONG BOTH SIDES OF THE STREET AT VARYING INTERVALS OF 75'-150± CORRESPONDING TO THE PROPOSED BUILDING SPACING WHERE 75' TREE SPACING IS REQUIRED. THE PROPOSAL IS TO HAVE AT LEAST ONE STREET TREE BETWEEN EACH BUILDING.
9. PAVEMENT WIDTH: REQUEST FOR A WAIVER FROM §IV.B.1 AND APPENDIX C-1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW 24' PAVEMENT WIDTH WHERE 28' IS REQUIRED.



NOT FOR CONSTRUCTION

REVISIONS:

REV	DATE	COMMENT
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SCALE:

100' 0 50 100 200

GRAPHIC SCALE IN FEET

DESIGNED BY: MAL

CHECK BY: PRH

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED FOR:

Pulte

115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

UPTON RIDGE NORTH
&
UPTON RIDGE SOUTH

HARTFORD AVENUE
UPTON, MASSACHUSETTS

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
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SHEET:

OVERALL LAYOUT PLAN

10

CDG PROJECT #: 15042

DATE: 11/16/2016

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SHC ZONING INFORMATION

ZONING: SINGLE RESIDENTIAL C (SRC)

REGULATION	REQUIRED	EXISTING	PROPOSED (NORTH)	PROPOSED (SOUTH)
MIN. LOT AREA	5 AC	53.39 AC	12.45 AC	39.46 AC
MIN. LOT FRONTAGE	100'	N/A	1010'	100'
RECOMMENDED SCREENING BUFFER	100'	N/A	AS SHOWN	AS SHOWN
MIN. BLDG SETBACK TO ROADS	30'	N/A	30'[2]	30'[2]
MAX. BUILDING HEIGHT	30'/2.5 STY.	N/A	<30'/2.5 STY.	<30'/2.5 STY.
MIN. STRUCTURE SEPARATION	30'	N/A	30'	30'
MAX. BEDROOMS/BUILDING	8	N/A	8	8
MAX. BEDROOMS/DWELLING	2	N/A	2	2
MAX. DENSITY	SEE BELOW[3a]	N/A	70 BEDROOMS (35 UNITS)	208 BEDROOMS (104 UNITS)
MAX. IMPERVIOUS COVERAGE WITH BONUS INCENTIVES	20% NO MAX.	N/A	20%± (2.8± AC.) 23%± (2.8± AC.)	20%± (7.8± AC.) 22%± (8.6± AC.)
MIN. AGE RESTRICTION	55+	N/A	55+	55+
MIN. # OF PARKING SPACES	1.5/BEDROOM	N/A	140 SPACES[3b] (2/BEDROOM)	416 SPACES[3b] (2/BEDROOM)
AFFORDABLE UNITS	NONE	N/A	3	7
WETLAND AREA		N/A	0.45± AC	1.24± AC
UPLAND AREA		N/A	8.0± AC	38.2± AC

(1) USABLE BUFFER AS SHOWN OR 10 MIN. WIDTH AT ANY POINT
(2) 40' TO EDGE OF ROAD
(3a) MAXIMUM LAND UTILIZATION: 1 DWELLING PER 1,245 SF (1 = 1,245 SF)
- SRC AREA: 12.45 AC (1 AC = 1,245 SF)
- SCREENING BUFFER: 0.45 AC
- 20' RIGHT-OF-WAY BUFFER: 8.0 AC
- SUBTOTAL LAND AVAILABLE FOR DWELLINGS: 4.0 AC

AVAILABLE LAND = 12.45-0.45-8.0 = 4.0 AC
4.0 AC / 1,245 SF = 140 DWELLINGS
MAXIMUM DENSITY (70% BEDROOMS) = 70 BEDROOMS (35 UNITS)

(3b) 2 PARKING SPACES PER DWELLING (1 GARAGE AND 1 DRIVEWAY)

(1) USABLE BUFFER AS SHOWN OR 10 MIN. WIDTH AT ANY POINT
(2) 40' TO EDGE OF ROAD
(3a) MAXIMUM LAND UTILIZATION: 1 DWELLING PER 1,245 SF (1 = 1,245 SF)
- SRC AREA: 39.46 AC
- SCREENING BUFFER: 1.24 AC
- 20' RIGHT-OF-WAY BUFFER: 0.97 AC
- SUBTOTAL LAND AVAILABLE FOR DWELLINGS: 37.25 AC

AVAILABLE LAND = 39.46-1.24-0.97-0.91 = 36.34 AC
MAXIMUM DENSITY (70% BEDROOMS) = 208 BEDROOMS (104 UNITS)

(3b) 2 PARKING SPACES PER UNIT INCLUDING 1 GARAGE AND 1 DRIVEWAY

USABLE LAND TABLE[1]

PROJECT/LOT(S)	A TOTAL LOT AREA	B TOTAL WETLAND AREA	C TOTAL 30' NO-DISTURB ZONE(MOD) AREA	D TOTAL SLOPES >20% OUTSIDE NDZ AREA	E LAND SUBJECT TO CONSERVATION RESTRICTIONS	F LAND WITH RECORDED OPEN SPACE RESTRICTIONS	G SENIOR HOUSING COMMUNITY DEVELOPABLE AREA (A-B-C-D-E-F)	H % DEVELOPABLE AREA (G/A)
UPTON RIDGE NORTH (LOTS 1A & 1B)	12.45 AC	0.45 AC	0.93 AC	0.50± AC	0.00 AC	0.00 AC	10.17 AC	82%±
UPTON RIDGE SOUTH (LOT 2)	39.46 AC	1.24 AC	2.17 AC	5.74± AC	0.00 AC	0.00 AC	30.31 AC	77%±

(1) USABLE LAND/DEVELOPABLE AREA IN ACCORDANCE WITH SECTION 7.4.14 OF THE ZONING BY-LAWS PERTAINING TO SENIOR HOUSING ORDINANCES

LAND USE LEGEND

- RESIDENTIAL USE & ROADWAYS
- COMMON LAND
- OPEN SPACE
- SCREENING BUFFER

BUILDABLE AREA TABLE

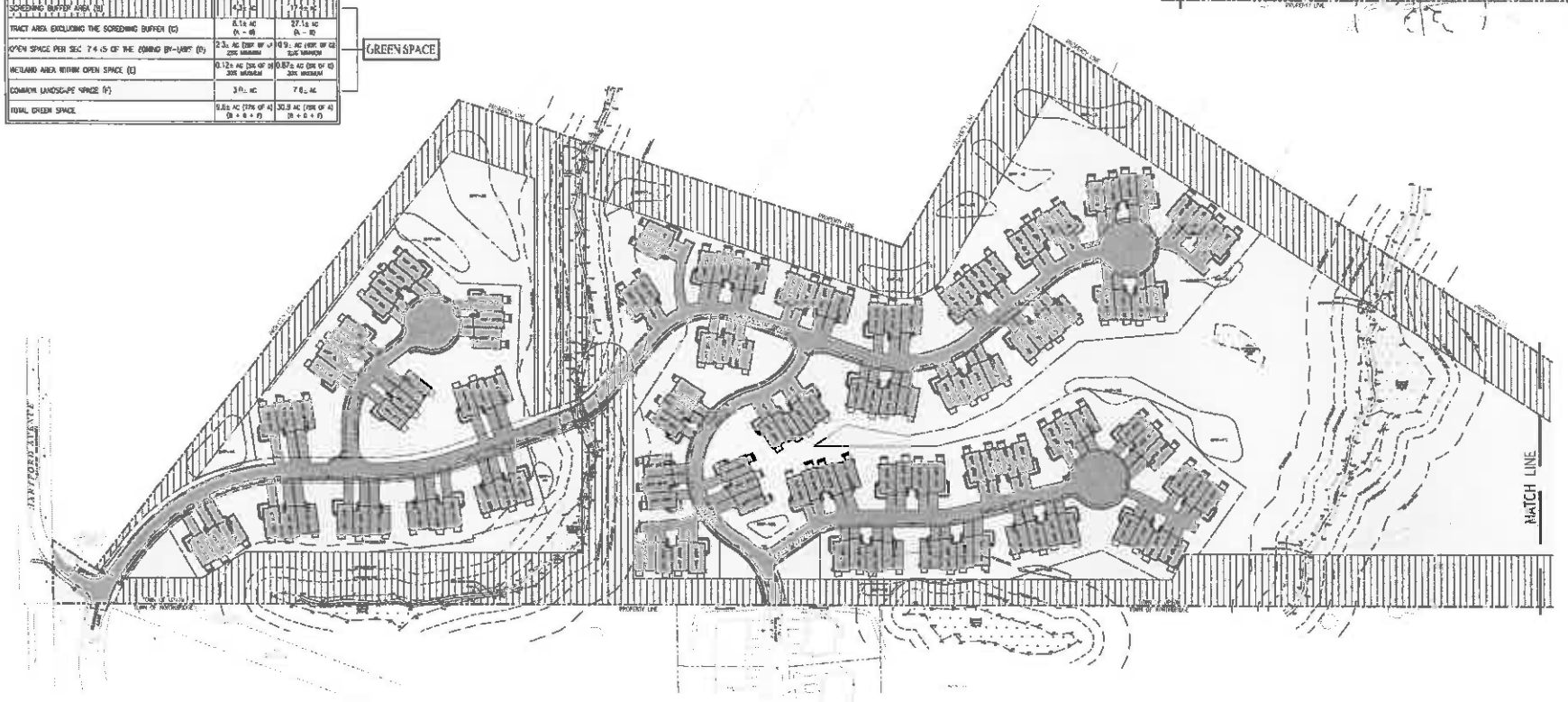
LOT	A TOTAL LOT AREA	B TOTAL WETLAND AREA	C TOTAL EASEMENT AREA	D TOTAL SLOPES >30% OUTSIDE WETLAND AND EASEMENT AREA	E BUILDABLE AREA (A-B-C-D)	F % BUILDABLE AREA (E/A)
LOT 1A	7.22 AC	0.00 AC	0.00 AC	0.46± AC	6.76 AC	94%±
LOT 1B	5.23 AC	0.45 AC	0.17 AC	0.79± AC	3.82 AC	73%±
LOT 2	39.46 AC	1.24 AC	2.97 AC	5.15± AC	30.10 AC	76%±

(1) BUILDABLE AREA IN ACCORDANCE WITH SECTION 9A OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN UPTON, MASSACHUSETTS

GREEN SPACE SUMMARY

	NORTH	SOUTH
TRACT AREA (A)	12.4± AC	39.5± AC
SCREENING BUFFER AREA (B)	4.2± AC	12.2± AC
TRACT AREA EXCLUDING THE SCREENING BUFFER (C)	8.1± AC (A - B)	27.1± AC (A - B)
OPEN SPACE PER SEC. 7.4.15 OF THE ZONING BY-LAWS (D)	2.3± AC (28% OF A / 20% MINIMUM)	10.9± AC (40% OF C / 20% MINIMUM)
WETLAND AREA WITHIN OPEN SPACE (E)	0.12± AC (5% OF D / 20% MINIMUM)	0.87± AC (8% OF D / 20% MINIMUM)
COMMON LANDSCAPE SPACE (F)	3.0± AC	7.6± AC
TOTAL GREEN SPACE	5.0± AC (77% OF A) (D + E + F)	30.3 AC (76% OF A) (D + E + F)

GREEN SPACE



NOT FOR CONSTRUCTION

REVISIONS:

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SCALE: 0 50 100 200 GRAPHIC SCALE IN FEET

DESIGNED BY: MAL
CHECK BY: PRH

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED FOR:

Pulte

115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

UPTON RIDGE NORTH
&
UPTON RIDGE SOUTH

HARTFORD AVENUE
UPTON, MASSACHUSETTS

PREPARED BY:

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21 HIGH STREET, SUITE 207
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SHEET:

OVERALL LAND USE PLAN

11

CDG PROJECT #: 15042

DATE: 11/19/2018

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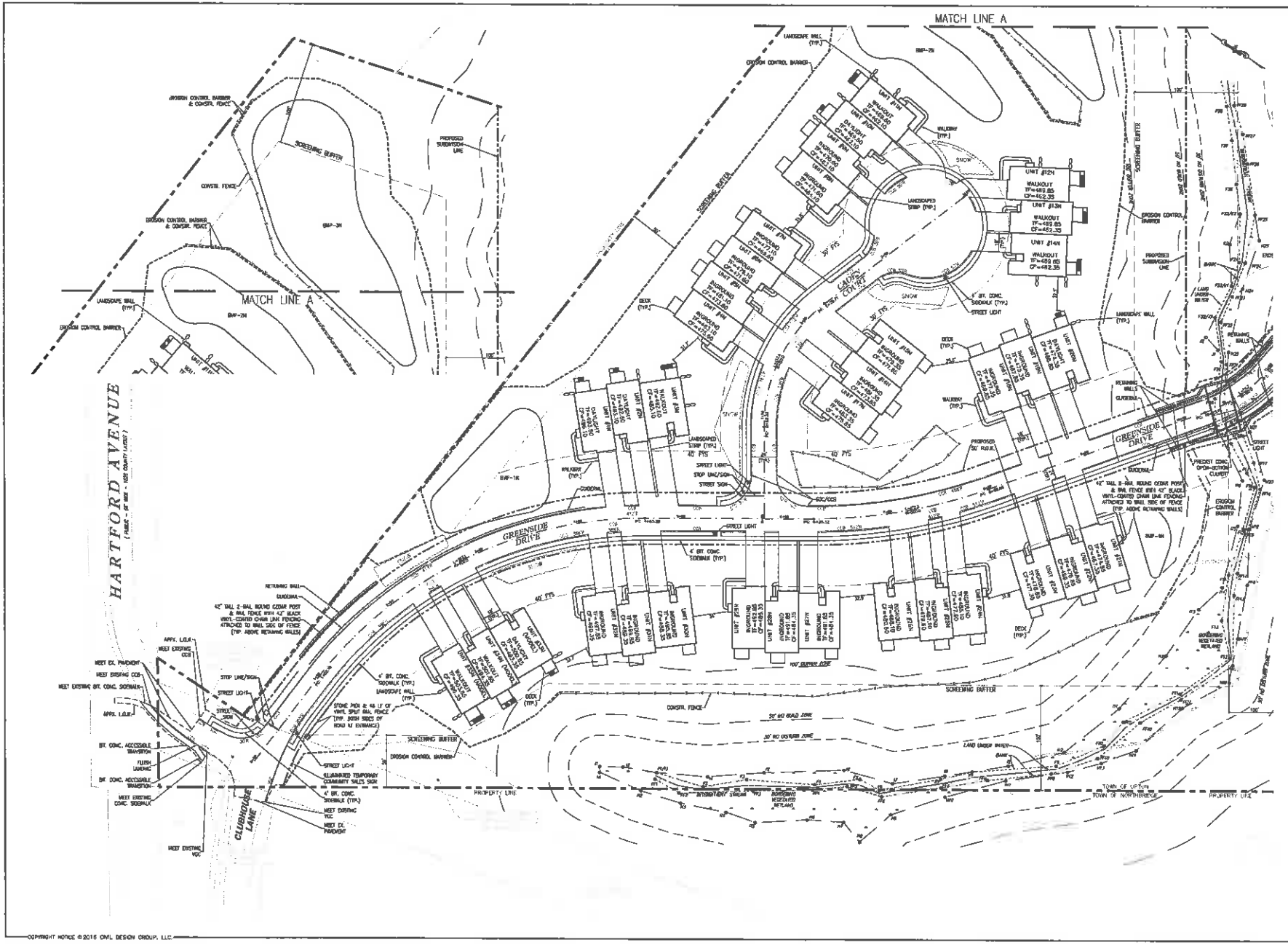

NOT FOR CONSTRUCTION

REVISIONS:

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SCALE:

40 0 20 40 80

GRAPHIC SCALE IN FEET

DESIGNED BY: MAL

CHECK BY: MBH

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED FOR:

Pulte

115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

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&
UPTON RIDGE SOUTH

HARTFORD AVENUE
UPTON, MASSACHUSETTS

PREPARED BY:

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21 HIGH STREET, SUITE 207
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www.cdgengineering.com
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SHEET:

LAYOUT PLAN A

12

CDG PROJECT #: 15042

DATE: 11/18/2016

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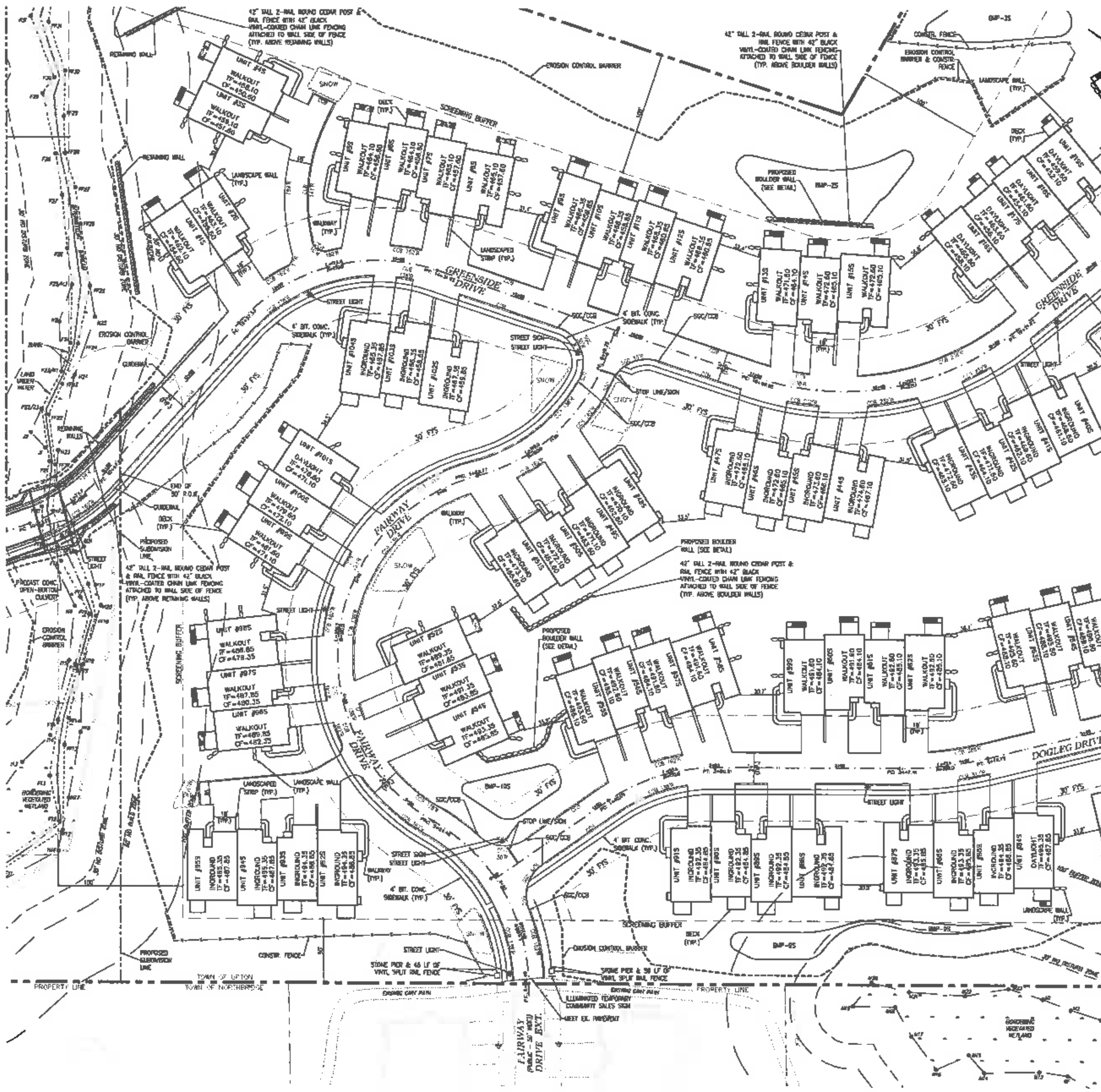

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SCALE: GRAPHIC SCALE IN FEET (40, 0, 20, 40, 80)

DESIGNED BY: MAL
CHECK BY: PRH

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED FOR:

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115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

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&
UPTON RIDGE SOUTH

HARTFORD AVENUE
UPTON, MASSACHUSETTS

PREPARED BY:

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21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
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SHEET:

LAYOUT PLAN
B

13

CDG PROJECT #: 15042

DATE: 11/18/2016

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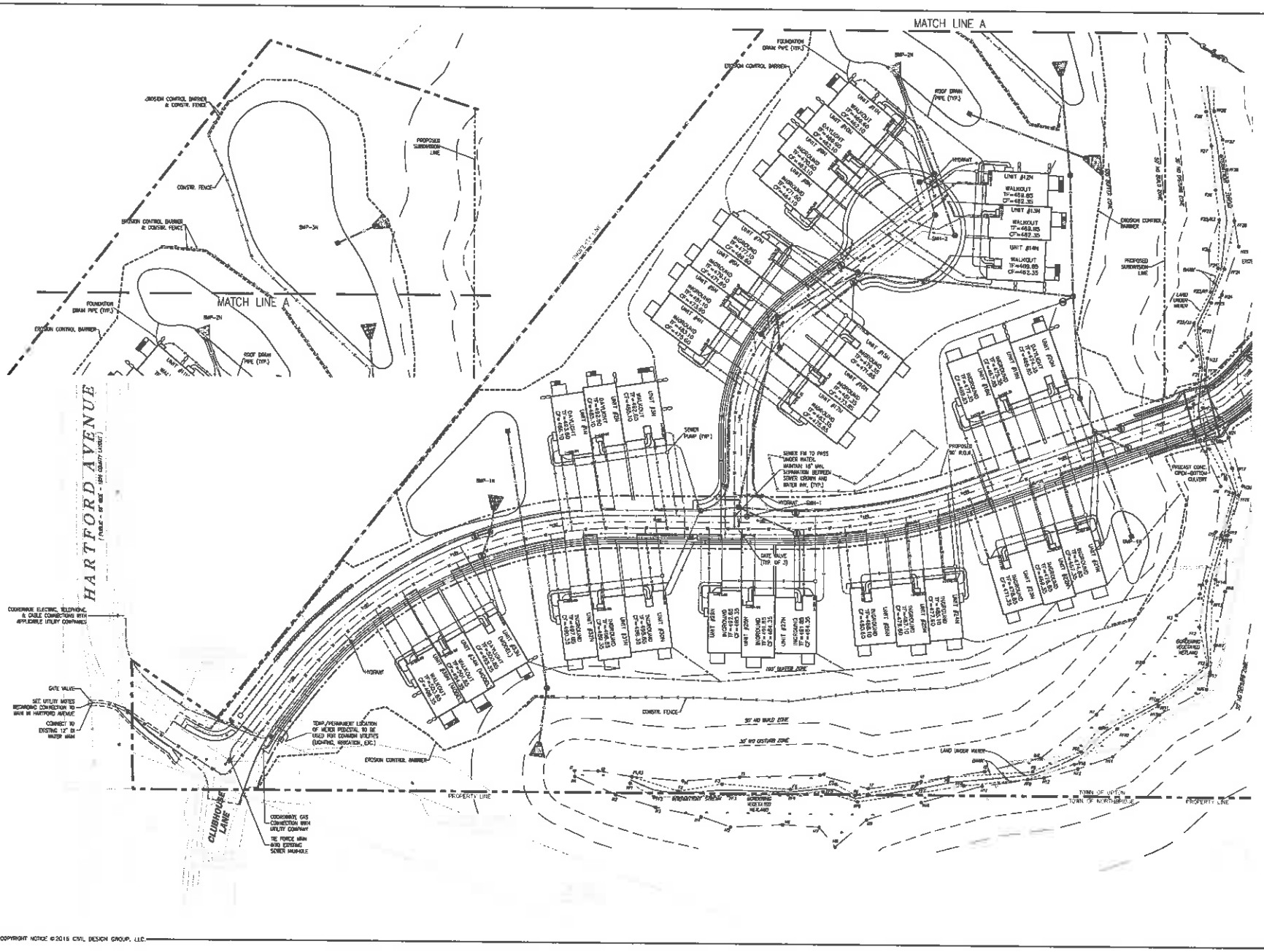

NOT FOR CONSTRUCTION

REVISIONS:

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SCALE: 40 0 20 40 80
GRAPHIC SCALE IN FEET

DESIGNED BY: MAL
CHECK BY: PHH

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED FOR:

Pulte

115 FLANDERS ROAD
SUITE 200
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www.pulte.com

PROJECT:

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&
UPTON RIDGE SOUTH

HARTFORD AVENUE
UPTON, MASSACHUSETTS

PREPARED BY:

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SHEET:

UTILITY PLAN
A

22

CDG PROJECT #: 15042

DATE: 11/18/2016

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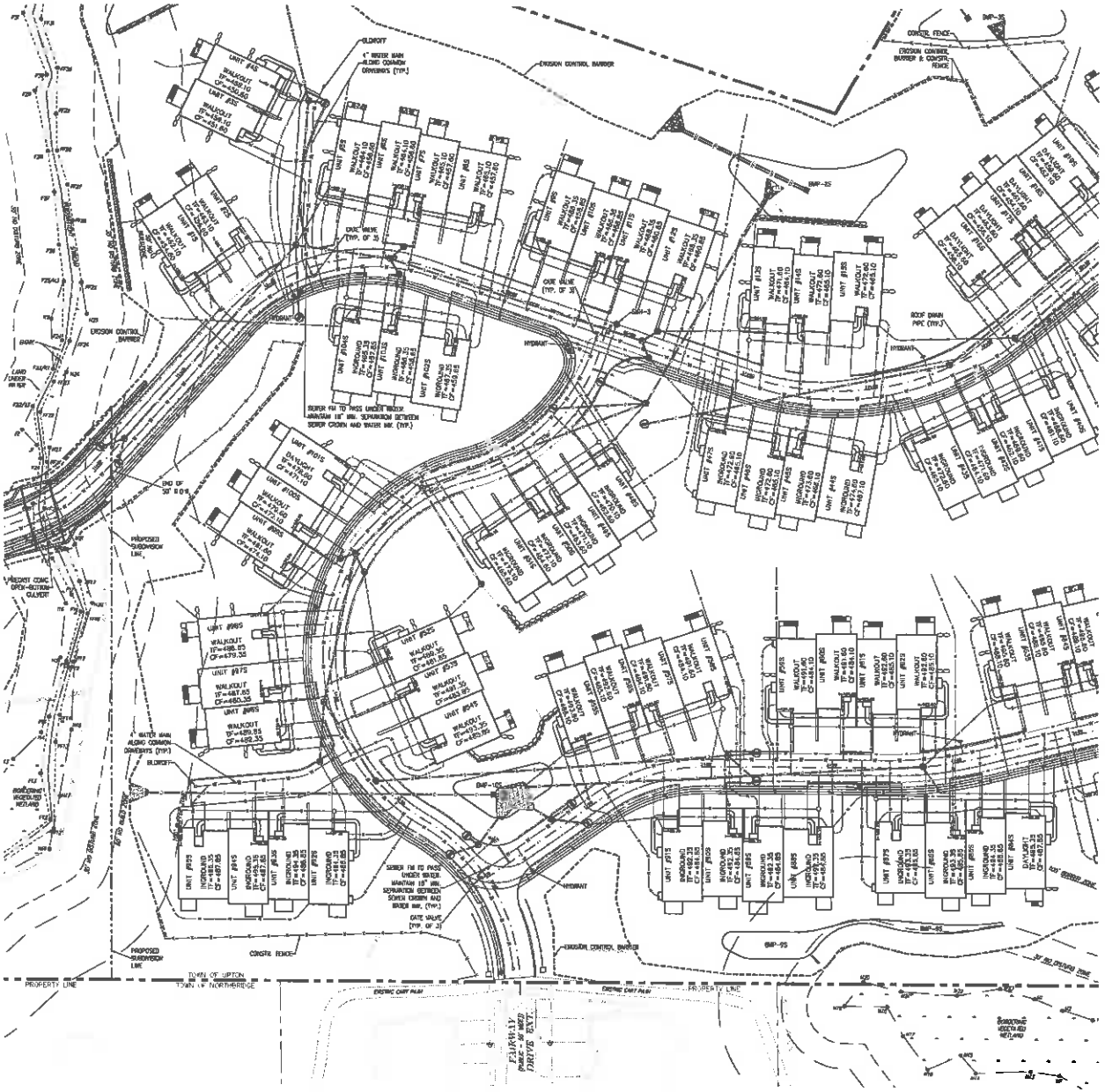

NOT FOR CONSTRUCTION

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SCALE:

40 0 20 40 80

GRAPHIC SCALE IN FEET

DESIGNED BY: MAL

CHECK BY: PRM

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. LEIDNER
No. 43641
REGISTERED PROFESSIONAL ENGINEER

MATTHEW A. LEIDNER, P.E.

PREPARED FOR:

Pulte

115 FLANDERS ROAD
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www.pulte.com

PROJECT:

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&
UPTON RIDGE SOUTH

HARTFORD AVENUE
UPTON, MASSACHUSETTS

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

SHEET:

UTILITY PLAN
B

23

CDG PROJECT #: 15042

DATE: 11/18/2016

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- Upton Ridge North/South

WAIVER REQUESTS

REQUEST FOR A WAIVER FROM §III.A.1.2.A OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO NOT SHOW INDIVIDUAL EXISTING LARGE TREES ON THE SUBDIVISION PLAN.

DEAD-END LENGTH: REQUEST FOR A WAIVER FROM §IV.A.5.A OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW A RIGHT-OF-WAY DEAD-END LENGTH OF 1,230'± WHERE THE MAXIMUM ALLOWABLE DEAD-END LENGTH IS 500'.

DEAD-END TURNAROUND: REQUEST FOR A WAIVER FROM §IV.A.5.B OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW PRIVATE THROUGH ACCESS AT THE TERMINUS OF THE PROPOSED RIGHT-OF-WAY IN LIEU OF A 100-FOOT PAVED DIAMETER CUL-DE-SAC.

DRIVEWAY CUTS: REQUEST FOR A WAIVER FROM §IV.B.4 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW FOR DRIVEWAY CUTS WITHIN 55' OF THE INTERSECTION OF THE CENTERLINE OF INTERSECTING STREETS.

CURB TYPE: REQUEST FOR A WAIVER FROM §IV.B.5 AND APPENDIX C-1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW FOR 12" WIDE X 3" TALL BITUMINOUS CAPE COD BERMS WHERE SLOPED GRANITE CURBING IS REQUIRED.

SIDEWALKS: REQUEST FOR A WAIVER FROM §IV.C.1 AND APPENDIX C-1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW FOR A 4' WIDE SIDEWALK ALONG ONE SIDE OF THE STREET WHERE 5' SIDEWALKS ALONG BOTH SIDES ARE REQUIRED.

GRASS PLOTS: REQUEST FOR A WAIVER FROM §IV.D.1 AND APPENDIX C-1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW A 4' WIDE GRASS PLOT ALONG ONE SIDE OF THE STREET WHERE 6.5' WIDE GRASS PLOTS ALONG BOTH SIDES ARE REQUIRED DUE TO THE REQUIREMENT FOR SIDEWALKS ALONG BOTH SIDES, FOR WHICH A WAIVER HAS ALSO BEEN REQUESTED.

TREES: REQUEST FOR A WAIVER FROM §IV.E.1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO PROVIDE STREET TREES ALONG BOTH SIDES OF THE STREET AT VARYING INTERVALS OF 75'-150'± CORRESPONDING TO THE PROPOSED BUILDING SPACING WHERE 75' TREE SPACING IS REQUIRED. THE PROPOSAL IS TO HAVE AT LEAST ONE STREET TREE BETWEEN EACH BUILDING.

PAVEMENT WIDTH: REQUEST FOR A WAIVER FROM §V.B.1 AND APPENDIX C-1 OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO ALLOW 24' PAVEMENT WIDTH WHERE 26' IS REQUIRED.

TOWN OF NORTHBRIDGE
PLANNING BOARD
Aldrich School –Town Hall Annex
14 Hill Street, Whitinsville, MA 01588
Telephone: (508) 234-2447 FAX: (508) 234-0814

REVISED

NORTHBRIDGE PLANNING BOARD

Please find below meeting dates of the Northbridge Planning Board for the calendar year of 2016:

	2016	
	Spring Annual Town Meeting (May 03, 2016)	*State Primary (September 20, 2016)*
Tuesday, January 12, 2016	Tuesday, May 10, 2016	Tuesday, September 13, 2016
Tuesday, January 26, 2016	~~Tuesday, May 24, 2016~~	Tuesday, September 27, 2016
		Fall Annual Town Meeting (October 25, 2016)
Tuesday, February 09, 2016	Tuesday, June 14, 2016	Tuesday, October 11, 2016
Tuesday, February 23, 2016	Tuesday, June 28, 2016	Tuesday, October 18, 2016
		Presidential Election (November 08, 2016)
Tuesday, March 08, 2016	~~Tuesday, July 12, 2016~~	Tuesday, November 01, 2016
Tuesday, March 22, 2016	Tuesday, July 26, 2016	Tuesday, November 15, 2016
Tuesday, April 12, 2016	~~Tuesday, August 09, 2016~~	Tuesday, December 06, 2016
Tuesday, April 26, 2016	Tuesday, August 23, 2016	Tuesday, December 20, 2016

Unless otherwise noted, the Planning Board typically meets the second & fourth Tuesday of each month in the Northbridge Memorial Town Hall (7 Main Street, Whitinsville, MA) – Board of Selectmen's Room - beginning at 7:00 PM. Meeting dates may be subject to change.

Pursuant to Mass General Laws, notice of meetings must be posted with the Office of the Town Clerk 48 hours prior to the meeting. All meetings are open to the public.