



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

PHONE: (508) 234-2447

FAX: (508) 234-0814

AGENDA
TUESDAY, JANUARY 10, 2017

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

- I. CITIZENS FORUM**
- II. FORM A COOPER ROAD** **-REVIEW/DECISION**
ANR -81P plan (Assessor Map 20 Parcel 123)
- III. (7:05 PM) 149-159 BORDER STREET** **-CONT. PUBLIC MEETING**
[§173-49.1 –Site plan review by Planning Board]
12 Unit Multi-family dwelling (R-5 & Aquifer Protection District)
- IV. (7:35 PM) PRESIDENTIAL FARMS (MODIFICATION)** **-PUBLIC HEARING**
Request to eliminate walking path between Lots 34 & 35
- V. (8:00 PM) PRESIDENTIAL FARMS** **-REVIEW/DECISION**
Recommendation on conveyance of Open Space parcels
Planning Board position on telephone service [§222-12 Utilities]
- VI. (8:25 PM) SHINING ROCK GOLF COMMUNITY** **-PUBLIC HEARING**
Final Bond Release / Certificate of Completion
§222-9 M [Release of performance guaranty]
Shining Rock Drive (remaining portion of)

OLD / NEW BUSINESS

Approval of Meeting Minutes –July 28; August 23; November 01; November 15; & 2016 December 06, 2016
Self-Storage Facility (Douglas Rd/Castle Hill Rd) –Site Plan Modification §173-49.1 H
(Draft) Open Space & Recreation Plan Update –Status/Update
(Draft) Housing Production Plan –Status/Update
Local Historic District Study Initiative –Status/Update
Economic Development Strategic Plan –Discussion
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 24, 2017

[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

NORTHBRIDGE PLANNING BOARD

Checklist for Approval Not Required Plan

12.19.2016

(Lot 2A) Cooper Road

Assessor Map 20 Parcel 123

A. GENERAL SUBMISSION REQUIREMENTS	YES	NO	N/A	COMMENTS
1. One plan on Mylar material and four (4) prints.		✓		Revised prints (5) & Mylar to be provided
2. A properly executed Form A.	✓			
3. Required Filing Fee (\$200 for filing & \$50 for each lot).	✓			\$250 provided
4. Written consent of the property owner to the filing and of the plan if the applicant is not the property owner.			✓	
5. File with the Town Clerk stating date of submission to Planning Board and Form A.		✓		To be filed w/Decision

B. PLAN PREPARATION AND CONTENTS	YES	NO	NA	COMMENTS
1. Prepared by a registered land surveyor and has the professional seal and signature.	✓			Hawk Consulting, Inc. Timothy R Callahan, PLS PLS No. 35022
2. Plan dimensions are 8 ½" by 11" up to 24" by 36".				
3. Identification of the plan by name and signature of the owner of record and the location of the land in question, including Deed, Book and Page reference, the Assessor's Map and lot number, area and the frontage in feet, the scale, North point and date.		✓		Minimum frontage & lot area for "Retreat Lot" shall be noted on plan
4. The statement "Approval Under Subdivision Control Law Not Required" and sufficient space in the lower right hand corner for the date and signatures of all five members of the Planning Board.	✓			
5. The statement "Endorsement of this plan does not imply the plan complies with the Zoning Bylaws of the Town of Northbridge."	✓			
6. The Zoning Classification and any zoning district boundaries that may lie within the locus of the plan.	✓			Residential -Two (R2) -see comment #3 above
7. In the case of the creation of a new lot, the remaining land area and frontage of the land in ownership of the applicant shall be shown.		✓		
8. Notice of any decisions by ZBA including but not limited to variances and special permits.		✓		Plan shall reference ZBA -Retreat Lot Special Permit Decision [07-SP-2016] & Worcester Registry BK/PG reference

NORTHBRIDGE PLANNING BOARD

Checklist for Approval Not Required Plan

PLAN PREPARATION AND CONTENTS	YES	NO	NA	COMMENTS
9. Names and status of private and public ways shown on the plan. If necessary, written verification by the Town clerk that there is sufficient frontage on an established public way or a way maintained and used as a public way.		✓		Cooper Road [public] -Cooper Road is a designated Scenic Road in Northbridge; Notation shall be added noting Cooper Road as a Scenic Road including reference to CH 217 –Scenic Road Regulations
10. Names of abutters from the most recent tax list. If applicant has knowledge of any changes subsequent to the latest available Assessor's records, this information shall be indicated on the plan.	✓			
11. The bearings and distance of all lines of the lot or lots and the distance to the nearest permanent monument.	✓			-See plan
12. The location of existing buildings on the land or within 50 feet of its boundaries, including setback and side and rear yard designations.	✓			-to be confirmed by Applicant/Engineer
13. Existing contours at five (5) foot intervals and the location of any topographic features, which interfere with the use of the frontage for access.		✓		4-foot contours provided
14. The location of all bounds, fences, walls and bodies of water, including but not limited to streams, brooks, watercourses, ponds, lakes, floodplains and other standing bodies of water. The plan shall reflect the average annual high-water level with respect to any such bodies of water.	✓			-to be confirmed by Applicant/Engineer
15. A locus map at a scale of one inch to 1,000 feet.		✓		Subject parcel is not accurate & shall be revised
16. If the plan shows any parcels which are not intended as a building lot, the statement "Not a building lot; no further building may occur without further approval by the Planning Board pursuant to the Subdivision Control Law."	✓			See notation on plan
17. The names and addresses of the record owner of the land and applicant, and the name, seal and signature of the registered land surveyor or engineer who prepared the plan.	✓			
18. Justification/description of basis for claim to ANR endorsement, clearly noted both on the application form and on the plan (i.e. required frontage on a town accepted road, separation of lots with buildings which preexist subdivision control – including evidence – etc.)	✓			See notation(s) provided on plan



Cooper Road

Map/Parcel ID: Assessor Map 20 Parcel 123

LOCUS MAP



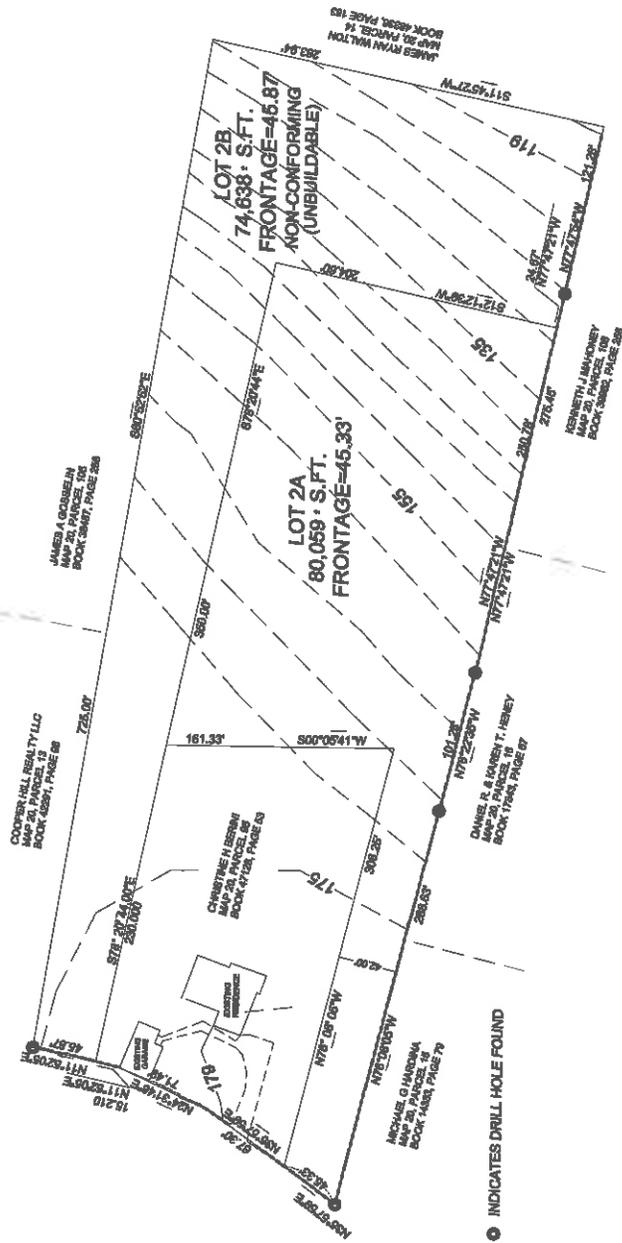
NOTES:

1. BEARING REFERENCE: PLAN BOOK 887, PLAN 10.
2. RECORD OWNERS: COOPER HILL REALTY TRUST LLC
3. CURRENT ZONING: RESIDENTIAL TWO.
4. OWNERSHIP REFERENCE: BOOK 42291, PAGE 97. PLAN BOOK 887, PLAN 10.
5. ASSESSOR PLAT 20: PARCEL 123.
6. REFER TO NORTHBIDGE PLANNING BOARD DECISION _____ FOR RETREAT LOT SPECIAL PERMIT.

ZONING REQUIREMENTS

DISTRICT	MINIMUM LOT DIMENSION	MINIMUM SETBACK FRONT SIDE REAR
R-2 RESIDENTIAL TWO	40,000 SQ.FT. 150 FEET	40 FEET 15 FEET 40 FEET

FOR REGISTRY USE ONLY



IT IS THE INTENT OF THIS PLAN TO CREATE A RETREAT LOT (LOT 2A) AND AN UNBUILDABLE, NON-CONFORMING LOT (LOT 2B) FROM AN EXISTING LOT SHOWN AS LOT 2 ON A PLAN RECORDED IN THE WORCESTER REGISTRY OF DEED IN BOOK 877, PLAN 10. LOT 2A CANNOT BE FURTHER SUBDIVIDED. THE BUILDING OR BUILDINGS MAY OCCUR WITHOUT APPROVAL BY A PLANNING BOARD PURSUANT TO THE SUBDIVISION CONTROL LAW.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. NORTHBIDGE PLANNING BOARD.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BY: TIMOTHY R. CALLAHAN, PLS#35022 DATE: _____

NOTE: ENDORSEMENT OF THIS PLAN DOES NOT IMPLY THE PLAN COMPLIES WITH THE ZONING BYLAWS OF THE TOWN OF NORTHBIDGE

DATE: _____

PLAN OF LAND AT
276 COOPER ROAD
NORTHBIDGE, MA

OWNER:
COOPER HILL REALTY TRUST LLC

HAWK CONSULTING, INC.
3 WEDGEWOOD LANE
MILLBURY, MA 01527
PHONE: (203) 814-7960

DATE: 7/1/2016
JOB# 16-035
SCALE: 1" = 40'

REVISIONS

December 19, 2016

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

Subject: 149-159 Border Street
Site Plan "Peer Review"

JHEG Job #: C0034-29

Dear Mr. Bechtholdt:

We are in receipt of the following:

1. Plan entitled Site Plan, 149 – 159 Border Street prepared by Knapik Consulting, Inc. dated September 13, 2016, revised November 25, 2016.
2. Stormwater Management Calculations, 149-159 Border Street dated November 2016.

JH Engineering Group, LLC has been requested to provide a "Peer Review" of the Site Plan submittal to the Northbridge Planning Board. The review is based upon Chapter 173 – Zoning, Town of Northbridge and general engineering practice.

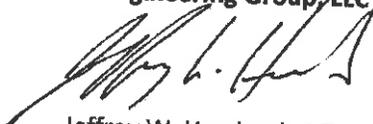
Our comments are as follows:

1. Test pits within the vicinity of the proposed infiltration trench are required to verify assumptions on soil type, depth to groundwater, evidence of ledge, etc. The test pits can be performed at the tie of construction, but if the conditions differ from the assumed, the infiltration trench will need to be redesigned.
2. Provide the DEP Stormwater Management Guidelines required Operation and Maintenance plan for the drainage swale and infiltration trench.
3. Provide the completed DEP Checklist for Stormwater Report.
4. It is our understanding the proposed units will be rentals. Provide location of dumpster or verification how the rear units will receive trash pick-up.
5. Provide snow storage location.

6. Provide access easement from Border Street to the rear of the building through the 163-173 Border Street property.
7. We recommend that the proposed septic tank and pump chamber be protected by bollards or other means so snow is not piled on top of them, a vehicle does not park on top, etc.
8. Verify with the Plumbing Inspector the jurisdiction of the Inspector in relation to the proposed force main. As shown, the proposed tanks will be installed by the site contractor and most of the force main will fall under the plumbers jurisdiction.
9. Based upon the size of the building, sprinklers will be required. Provide the sprinkler line on the plan with size, material, etc.
10. Provide the size and material of the proposed water services.
11. Provide size and material of the proposed sewer force main and gravity line.
12. In the Stormwae Management Calculations, the industry standard for void space for crushed stone is 40% versus 30% provided in the calculations.

If you have any questions or comments concerning this matter, please feel free to contact our office.

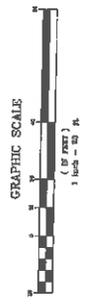
Sincerely,
JH Engineering Group, LLC



Jeffrey W. Howland, P.E.
President

KNAPIK CONSULTING, Inc.
 1279 PROVIDENCE ROAD
 WHITTINSVILLE, MA 01568
 (617) 529-7263

PARCEL AREA: 26,260± SQUARE FEET
 REFERENCE IS MADE TO THE FOLLOWING PLANS AND DEEDS RECORDED WITH THE WORCESTER DISTRICT REGISTER OF DEEDS:
 DEED BOOK 30406, PAGE 37
 DEED BOOK 30406, PAGE 218
 EXTENSIVE CROSS-SECTIONS ARE MEASURED FROM FOUNDATIONS PERPENDICULAR TO PROPERTY LINES.

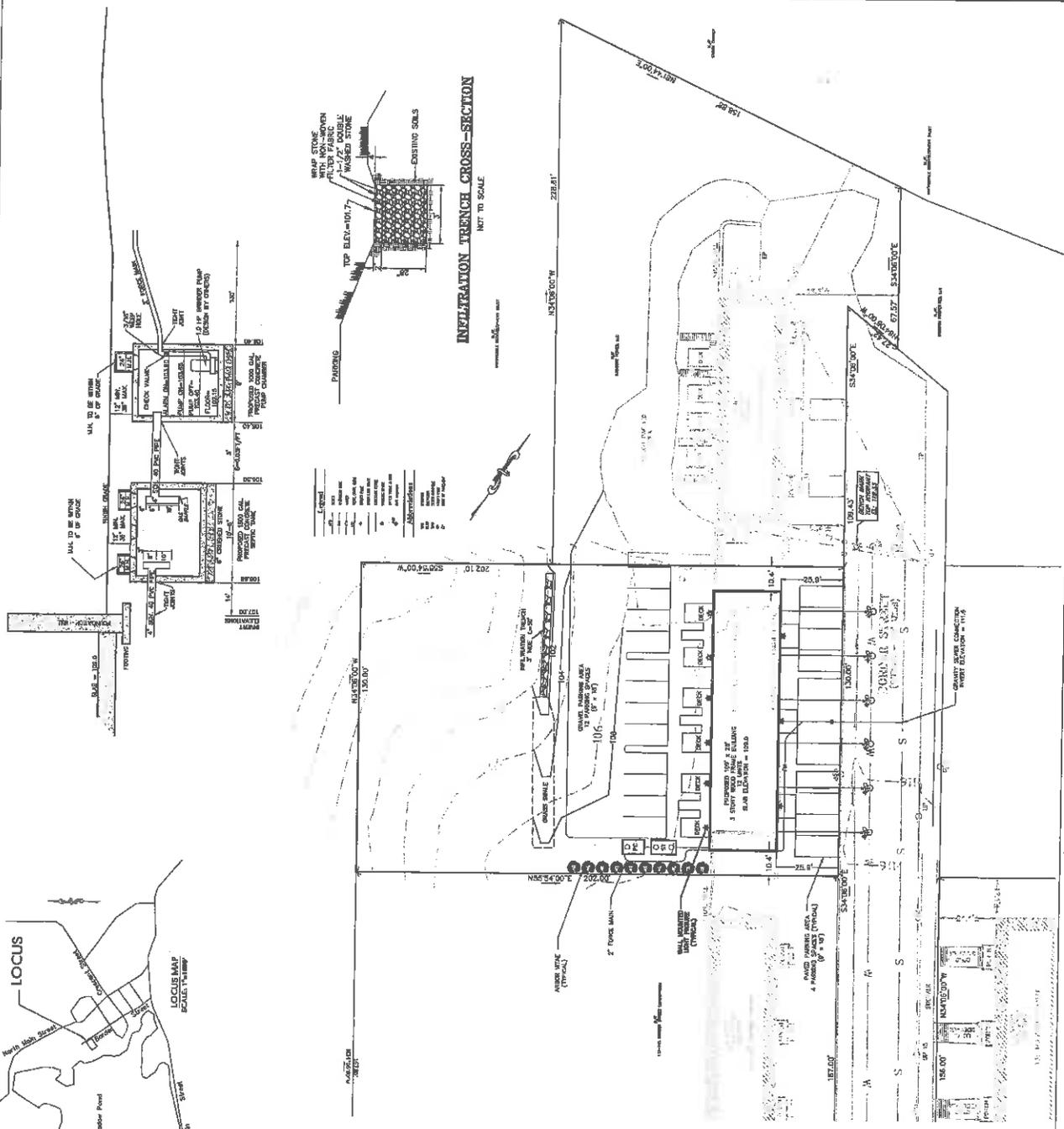


OWNER OF RECORD:
 GADOURY HOMES, LLC
 6 RESERVOIR AVENUE
 MANCHAUG, MA 01590

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, INTERESTS AND WAYS SHOWN ARE THOSE OF PUBLIC RECORDS AND ARE ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: 11/15/2016
 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 26, 2016)



ABEGLIANE:
 GADOURY HOMES, LLC
 6 RESERVOIR AVENUE
 MANCHAUG, MA 01590
 POST OFFICE BOX 495
 MANCHAUG, MA 01590
 ASSESSOR'S INFORMATION:
 ASSESSOR'S MAP 6A, PARCEL 82
 ZONING DISTRICT RESIDENTIAL PINE (R-0)
 UNIFORM FRONTAGE: 50 FEET
 MINIMUM FRONT SETBACK: 10 FEET (MULTIFAMILY)
 MINIMUM SIDE SETBACK: 0 FEET
 MINIMUM REAR SETBACK: 0 FEET
 PARKING REQUIREMENTS:
 2 PARKING SPACES PER DWELLING UNIT
 12 UNITS x 2 SPACES = 24 SPACES (MINIMUM)

NOTES:
 1. All existing land use is residential.
 2. The location of the new building is located within the existing residential district.

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 = $4700 \times 0.25'' = 98 \text{ c.f.}$

Infiltration trench recharge volume provided = $50' \times 3' \times 2.5' \times 30\% \text{ voids} = 112 \text{ c.f.}$



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@northbridgema.org

MEMORANDUM

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]

COPY

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-foot) 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/alterd 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
Fire Chief

Conservation Commission
Whitinsville Water Co.

DPW –Highway
Owner/Applicant

DPW –Sewer
/File

NORTHBRIDGE PLANNING BOARD

SITE PLAN REVIEW CHECKLIST

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

R. Gary Bechtholdt II, Town Planner
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.2447 Fax: (508) 234.0814
gbechtholdt@northbridgemass.org

MEMORANDUM

Date: October 19, 2016

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

From: R. Gary Bechtholdt II, Town Planner *RB*

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

COPY

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.

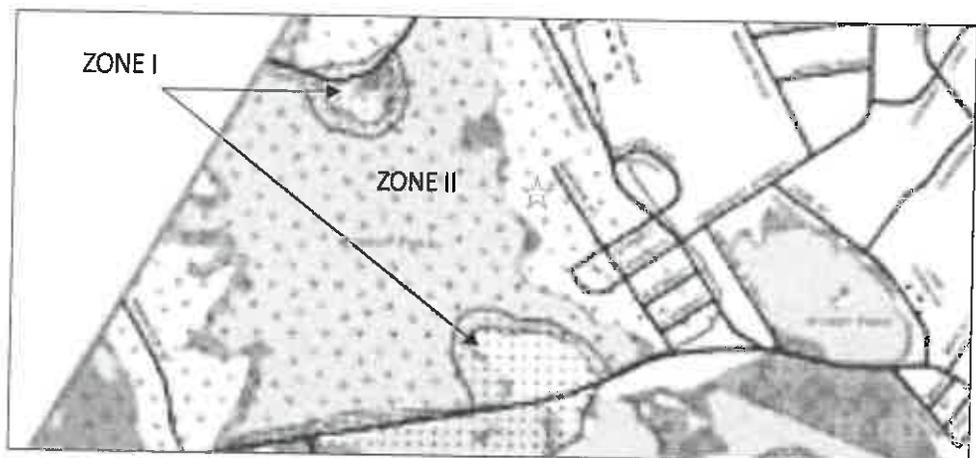


Figure 1 –Aquifer Protection District (locus area)

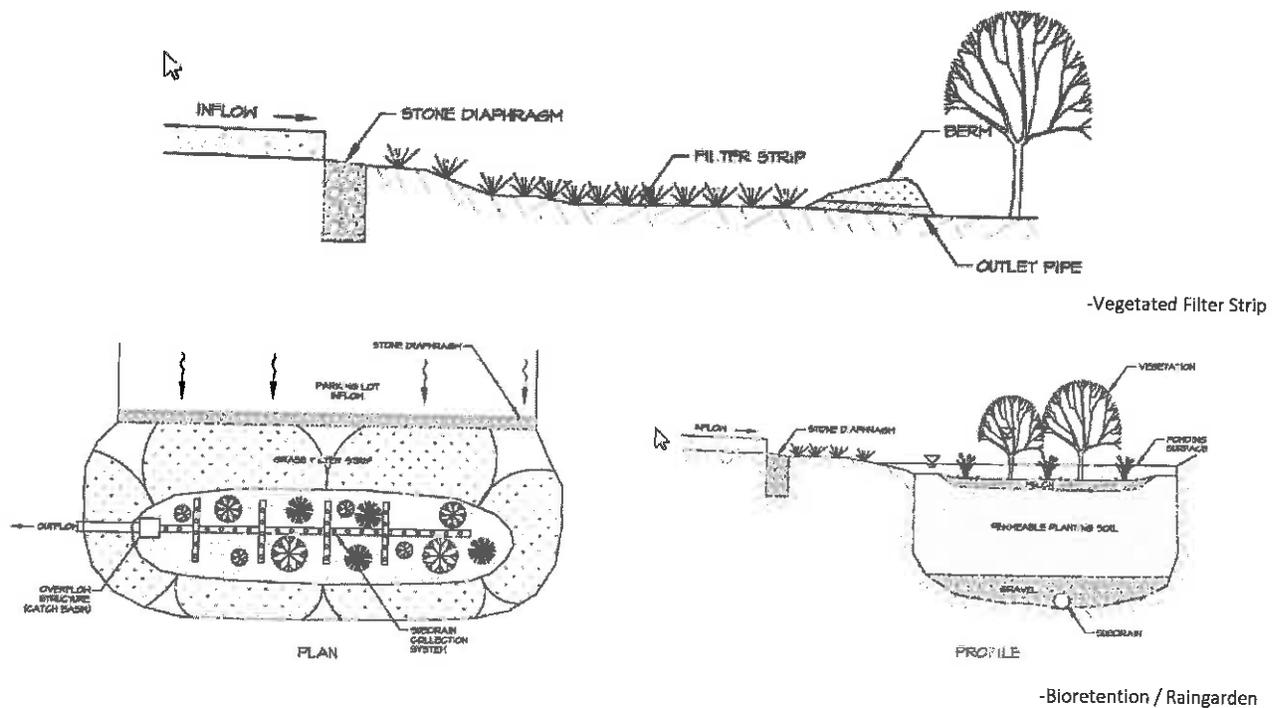
The groundwater underlying Northbridge is the singular source of its drinking water supply; protection of the town's aquifer is important and essential. As part of the site plan review the Planning Board should

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:



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 PUBLIC HEARING NOTICE

In accordance with the provisions of Massachusetts General Laws and the Town of Northbridge Subdivision Rules & Regulations, the Planning Board shall hold a public hearing on Tuesday, January 10, 2017 (7:35 PM) in the Selectmen's Chamber of the Northbridge Memorial Town Hall (7 Main Street, Whitinsville, MA 01588) to consider modification request to eliminate walking path between Lots 34 & 35 within the Presidential Farms subdivision. Reference is made to definitive subdivision plan entitled "Presidential Farms" a Flexible Development prepared by Guerriere & Halnon, Inc. and dated July 27, 1999 (revised thru 02/06/2001) plan sheet(s) 1-4 "Proposed Recreation Area Plan".

Copies of correspondence and documentation concerning this matter are on file with the Office of the Town Clerk (Northbridge Memorial Town Hall) and the Community Planning & Development Office (14 Hill Street, Whitinsville, MA 01588) and may be viewed during regular office hours.

The purpose of this hearing notice is to provide an opportunity for public comment; anyone wishing to be heard should attend said hearing at the time and place designated.

Brian Massey, Chairman
NORTHBRIDGE PLANNING BOARD

Cc:	Town Clerk DPW –Highway Grafton Planning Board Sutton Planning Board Certified Abutters	Owner/Applicant/Engineer Conservation Commission Uxbridge Planning Board Upton Planning Board Whitinsville Water Company	Town Manager/BOS Mr. Daniel J. Puccio Mendon Planning Board DHCD / CMRPC /File
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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

Date: December 19, 2016

To: Office of the Town Clerk

From: R. Gary Bechtholdt II, Town Planner 

RE: **PRESIDENTIAL FARMS –WALKING TRAIL**
MGL CH 41 SEC 81W Modification/Amendment

In accordance with MGL CH 41 SEC 81W (attached) the Planning Board shall consider the modification of the Presidential Farms, definitive subdivision to eliminate a portion of the walking trail, as brought forth and requested by Rosa Orazine of 416 Roosevelt Drive.

Attached for your records is an illustration prepared by the Community Planning & Development Office showing the location of the walking trail/access between/behind lots 34, 35 & 36.

The Planning Board shall consider this matter at its meeting of Tuesday January 10, 2017. If you should require additional information or have any questions concerning this matter please contact the Planning office.

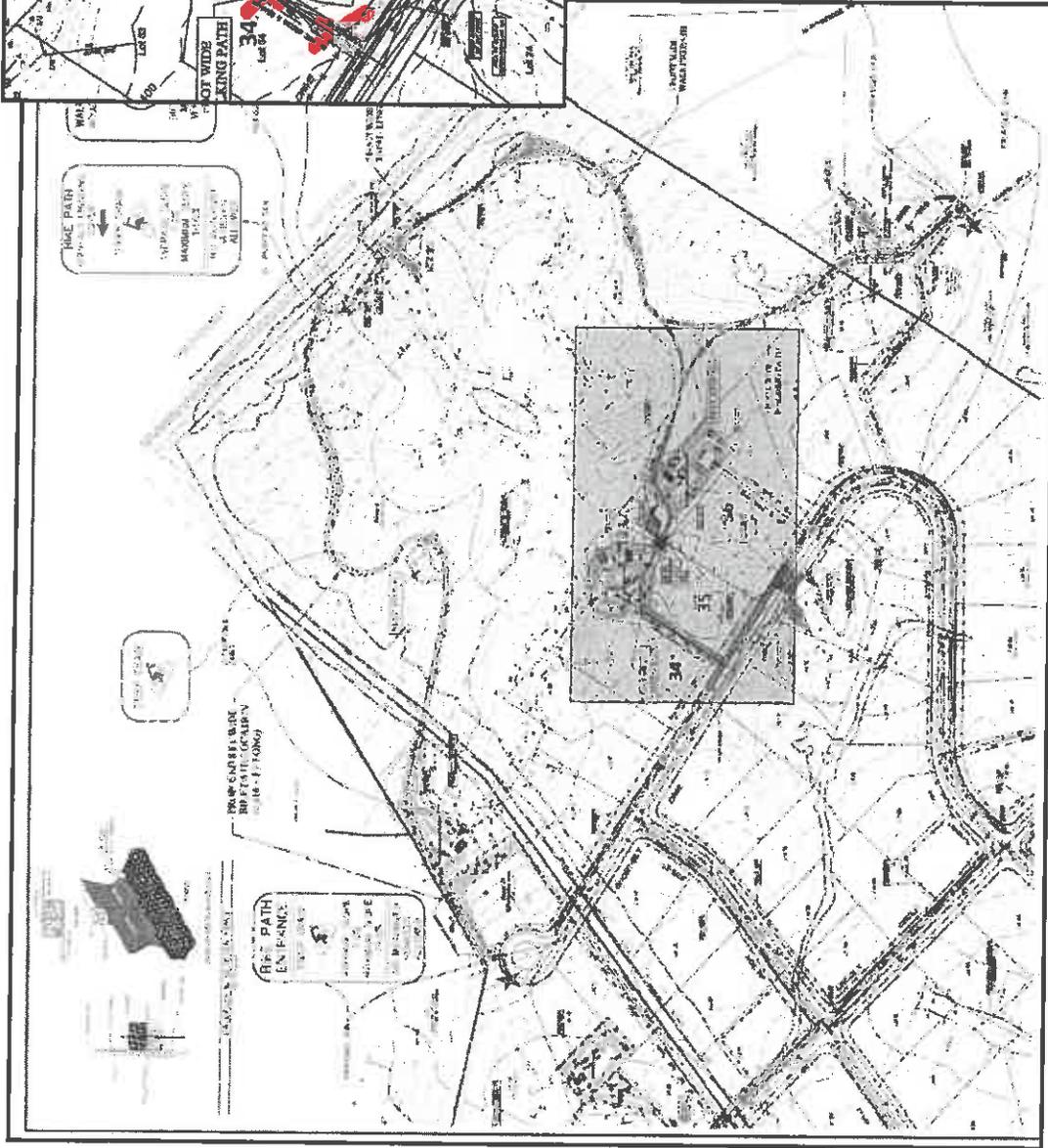
Cc: D. Brossi, Developer
Planning Board
/File

Part I	ADMINISTRATION OF THE GOVERNMENT
Title VII	CITIES, TOWNS AND DISTRICTS
Chapter 41	OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS
Section 81W	MODIFICATION, AMENDMENT OR RESCISSION OF APPROVAL OF PLAN; CONDITIONS

Section 81W. A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

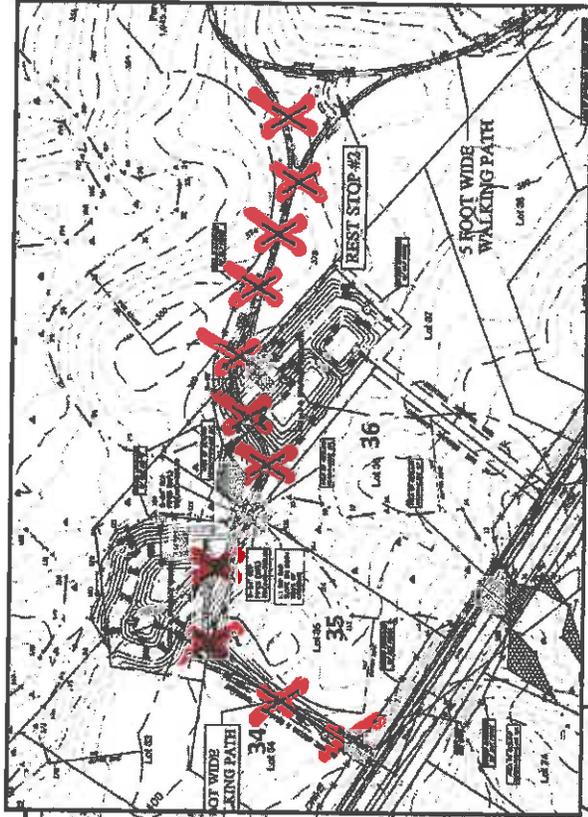
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

So far as unregistered land is affected, no modification, amendment or rescission of the approval of a plan nor change in a plan under this section shall take effect until (1) the plan as originally approved, or a copy thereof, and a certified copy of the vote of the planning board making such modification, amendment, rescission or change, and any additional plan referred to in such vote, have been recorded, (2) an endorsement has been made on the plan originally approved as recorded referring to such vote and where it is recorded, and (3) such vote is indexed in the grantor index under the names of the owners of record of the land affected. So far as registered land is affected, no modification, amendment or rescission of the approval of a plan nor change in a plan under this section shall take effect, until such modification, amendment or change has been verified by the land court pursuant to chapter one hundred and eighty-five, and in case of rescission, or modification, amendment or change not so verified, until ordered by the court pursuant to section one hundred and fourteen of said chapter one hundred and eighty-five.



-Figure 1

Prepared by Northbridge Community Planning & Development –to assist Planning Board and other interested parties



-Figure 2

PRESIDENTIAL FARMS –WALKING PATH

In accordance with MGL Chapter 41 Section 81W –the Planning Board shall consider the following modification/amendment of the approval of plan/conditions for Presidential Farms definitive subdivision:

- Request to eliminate a portion of the WALKING PATH w/in Presidential Farms–from Roosevelt Drive (between & behind Lots 34, 35 & 36

Figure 1 –plan entitled “Proposed Recreation Area Plan” of Presidential Farms (May 24 2000) [sheet 1 of 4]

Figure 2 –depiction of Walking Path (area) to be eliminated (X)



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@northbridgema.org

MEMORANDUM

Date: December 28, 2016

To: Chairman Brian Massey
NORTHBRIDGE PLANNING BOARD

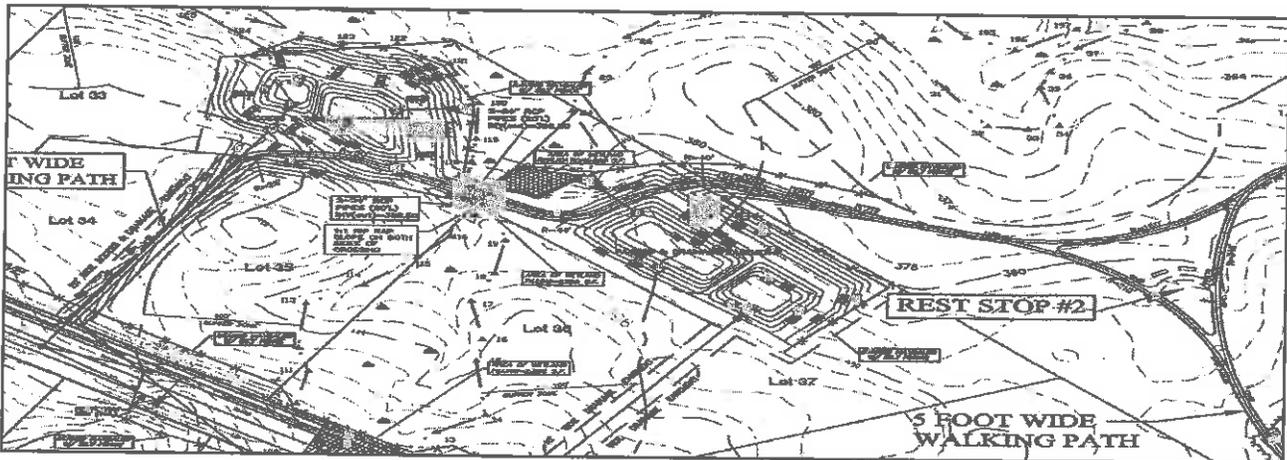
From: R. Gary Bechtholdt II, Town Planner 

RE: **REQUEST TO ELIMINATION PORTION OF WALKING TRAIL**
Presidential Farms subdivision

The Planning office suggests that modifying the layout of the walking trail may minimize the safety concerns identified and presented to the Planning Board as it relates to the proximity of the two drainage ponds within the locus area. Board members may recall observations made during an earlier site visit where the two ponds (retention basins) constructed behind Lots 34, 35 & 36 contained permanent pools of water (large volumes).

These "wet ponds" as they are commonly called are designed to hold water throughout the year, whereas a detention basin (dry pond) is designed to hold water for a short period of time (typically 48-hours after a storm).

The walking trail delineated on the subdivision plan extends along the top of the steep embankments of the two retention ponds. There are no safeguards specified per the approval or any design measures required to separate the trail users from accessing the drainage areas (-see below).



Eliminating this portion of the walking trail would help discourage public access to the ponds. The access/utility easements would remain on the associated lots as required for the town (DPW) to monitor and maintain the drainage systems.

Removing this access point would still offer trail users to access the walking trail via the open space lot (Parcel D) located at the end of Roosevelt Drive and from Adams Circle. The potential for safety concerns should prevail over matters of convenience.

December 22, 2016

Mr. Gary Bechtholdt, Chairman, and
Planning Board Members
14 Hill Street
Whitinsville, MA 01588

COPY

RE: Presidential Farms - Request to eliminate walking path between lots 34 & 35

Dear Chairman and Board Members,

My wife Shari and I own lot 34 (442 Roosevelt Drive) in the Presidential Farms subdivision. We are writing to respectfully request that the board consider eliminating the portion of the walking path that runs the length of our property. This request, in part, is based on the Subdivision Rules & regulations Chapter 222-17 stating that walkways shall not be part of any lot in the subdivision. Additional reasoning for this request can be provided, and discussed as needed. Thank you for your attention and consideration in this matter.

Joshua and Shari Ryan
442 Roosevelt Drive

12/20/16

COPY

Brian J. Massey, Chairman,
Gary Bechtholdt
and Planning Board Members
14 Hill Street
Whitinsville, MA 01588

RE: Request for Modification of the Recreation Area of Presidential Farms (eliminate part of the walking path between Lot 34 and 35 (Access Point)).

Dear Chairman and Board Members:

We own the home at 416 Roosevelt Drive, Northbridge, MA and have been living here since February 2013 and we are probably one of the most affected by this project since the walking path goes next to our property and behind it (Lot 35).

One of the path entrances was designed to go between Lot 34 and Lot 35, to be specific in the Easement that is on Lot 34.

We are requesting a modification to this Recreation Plan because it is not in accordance with today Planning Board's Rules and Regulations, and since it was approved more than 15 years ago no longer fits the current configuration of the homes. This Plan was approved with regulations from 1999, with a expiration date, not in perpetuity. Since it has not been completed in time, it should comply with current zoning which does not permit this configuration.

There are three observations according to Chapter 222-17-Subdivision Rules & Regulations of Town of Northbridge:

1. Walkways shall not be part of any lot in the subdivision. And this waking Path goes through Lot 34.
2. Minimum right-of-way width of 15 feet and minimum pavement width of 10 feet. And this Plan was designed to be only 5 ft wide.
3. A center line radius of 25 feet. The Walking path goes very close to three drainage basins.

In addition, we are concern about:

1. The street configuration does not lend to public parking, due to the size of the roadway and adjacent houses with little space between the properties for public parking.
2. Higher traffic, the street is sized for local traffic only.
3. The houses on Lot 34 and Lot 35 are in relative close proximity and thus there is not adequate buffer in a practical sense between the houses, lots, and path, This will likely

- cause future conflicts, as people look for shortcuts, and leave trash.
4. It looks like the houses on older plans were located differently. The current location of the houses appears to have been located without the path in mind.
 5. Currently, the path as it enters into the wooded area is not in the correct location, It should be center of easement (7.5 buffers on each side). As such, it does not conform to the approved plans. The path trends to the right when looking from the street.
 6. The path and people using the path introduce potential for trash and improper use of the area that is in close proximity to homes. We already have found trash, and cleaned up water bottles, and such even though it is not in full use.
 7. These plans are over 15 years old and have not reviewed in depth (or modified) as the development has progressed to reflect current conditions, or the plans closely monitored to insure that the path and homes fit together properly. Since that time much has changed, as well as the needs of the town, and rules and regulations.
 8. The public use of property on private lots would appear to create potential liability issues for the homeowners. The easement is on Lot 34 and owned, and the original rationale for the easement is primarily for maintenance of the drainage areas. Not to make a public access point.
 9. There is no plan for coordination with the homeowners on the use and maintenance, and access. Already, trucks and vehicles will show up randomly to do work without notice to the owners. Both homes have children and there is reasonable concern for the safety of the residents, children, and homes. Also, the path may likely become a source of conflict between the town and owners (and public) on proper use, maintenance (lack of), and other unforeseen issues. There is no reasonable way to police the path consistently.
 10. The owners of the properties may be rightly using their properties, taking care of their properties, that in somehow comes in conflict with a random individual who will contact the town and complain the Owner somehow impeded their use of the path.
 11. This directly affects the property rights of Lot 34 and 35, and does not affect the overall plan. The owners of both lots (Lot 34 and 35) are in agreement are requesting the elimination of the entrance.

We, also, think it is not a significant modification since the path through the conservation land will remain is available for use, as well as for future use and integration into the larger walkway plan.

Thank you for your consideration of this matter,

Rosa and Edward Orazine

Edward and Rosa Orazine



Gemma R. Cashman
Direct telephone: 508-926-3414
Email: gcashman@bowditch.com

November 30, 2016

**VIA CERTIFIED MAIL 7011 3500 0003 0616 4315
RETURN RECEIPT REQUESTED**

James R. Marzec, Chairman
Town of Northbridge Board of Selectmen
7 Main Street
Whitinsville, MA 01588

Re: Presidential Farms

Chairman Marzec:

Reference is made to that certain subdivision of land known as Presidential Farms located in Northbridge, Massachusetts, as shown on that certain plan set entitled “‘Presidential Farms’ Definitive Subdivision Plan of Land in Northbridge, Mass.”, prepared by Guerriere & Halnon, Inc. and dated July 27, 1999. Such plan was recorded in the Worcester District Registry of Deeds in Plan Book 772, Plan 96 (“Subdivision Plan”). The Subdivision Plan was conditionally approved on February 27, 2001 by the Town of Northbridge Planning Board. Condition 36 of such Conditions of Approval, as set forth in the Subdivision Plan, states that “Parcels A & D as shown on the [Subdivision] Plan are to be preserved as permanent open space [...]. 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 Northbridge Zoning By-Laws prior to construction in Phase IV.”

In accordance with Condition 36, Presidential Farms, Inc. as owner of Presidential Farms hereby offers to convey to the Town of Northbridge Parcels A & D, as shown on the Subdivision Plan, for use as permanent open space. Please respond to this notice indicating whether the Town of Northbridge wishes to exercise its right to have Presidential Farms, Inc. convey Parcels A & D to the Town. In the event the Town of Northbridge does not intend to exercise this right, please execute the attached Release of Rights with Respect to Acquisition of Property, in the

James R. Marzec, Chairman
Town of Northbridge
Board of Selectmen
November 30, 2016
Page 2

presence of a notary, and deliver the executed release to my attention for recording with Worcester District Registry of Deeds. A self-addressed, stamped envelope is enclosed for your convenience.

Very truly yours,



Gemma R. Cashman

GRC/lt
Enclosure

cc: David W. Brossi (*via electronic mail*)

Chairman Brian J. Massey (*via certified mail 7011 3500 0003 0616 4339 - return receipt requested*)
Town of Northbridge Planning Board

PROPERTY ADDRESS: ROOSEVELT DRIVE, NORTHBRIDGE, MASSACHUSETTS

RELEASE OF RIGHTS OF WITH RESPECT TO ACQUISITION OF PROPERTY

THE TOWN OF NORTHBRIDGE, hereby waives and releases its right to the acquisition of property with respect to that certain portion of land labeled and shown as Parcels A and D on that certain subdivision plan entitled "Presidential Farms' Definitive Subdivision Plan of Land in Northbridge, Mass." prepared by Guerriere & Halnon, Inc. dated July 27, 1999 and recorded in the Worcester District Registry of Deeds in Plan Book 772, Plan 96 ("Subdivision Plan"), and assents to the conveyance of Parcels A and D by Presidential Farms, Inc. to another appropriate entity as identified in Section 173-86(D) of the Northbridge Zoning By-Laws.

The right to the acquisition of property is set forth in the Subdivision Plan as one of the "Conditions of Approval".

Upon execution and recording of this Release, the right to the acquisition of property is hereby terminated.

[Signature Page to Follow.]

Executed as a sealed instrument this _____ day of _____, 201_.

TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN

Chair of Board of Selectmen

THE COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this _____ day of ___, 201_, before me, the undersigned notary public, personally appeared James R. Marzec, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and who swore or affirmed to me that the contents are truthful and accurate to the best of his knowledge and belief as Chair of the Town of Northbridge Board of Selectmen.

(official seal)

Notary Public:
Commission Expires:

Gary Bechtholdt

From: Gary Bechtholdt <gbechtholdt@northbridgemass.org>
Sent: Monday, December 19, 2016 6:38 PM
To: James Shuris
Cc: Brian J. Massey
Subject: Presidential Farms -Open Space parcels
Attachments: LT - Marzec, James R. (Chairman, Board of Selectmen) - 11.30.16.pdf

Jim:

The Planning Board has been asked to provide the Board of Selectmen with a recommendation as it relates to the town's option to have the designated open space within the Presidential Farms subdivision conveyed to the Town. As you will recall the open space parcels under consideration included the open recreation area at the end of Roosevelt Drive (directly off cul-de-sac) as well as the adjacent open space parcel which includes the bike trail and walking path.

As you will see in the attached letter –the Board of Selectmen have been asked if they will exercise their right to have the land conveyed to the Town or not.

The Planning Board would like to have DPW provide its thoughts as it relates to long-term maintenance and upkeep of this amenity.

The PB is scheduled to review this matter at its meeting of 1/10 –please provide your thoughts & comments in advance.

Thank you –if you should have any questions please let me know.

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

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT

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



Gemma R. Cashman
Direct telephone: 508-926-3414
Email: gcashman@bowditch.com

November 30, 2016

**VIA CERTIFIED MAIL 7011 3500 0003 0616 4322
RETURN RECEIPT REQUESTED**

Chairman Brian J. Massey
Town of Northbridge Planning Board
7 Main Street
Whitinsville, MA 01588

Re: Presidential Farms Subdivision

Chairman Massey:

This firm represents Presidential Farms, Inc. in connection with its subdivision project, known as "Presidential Farms", located in Northbridge, Massachusetts. We are in receipt of your letter dated October 17, 2016 ("Letter") stating that the Planning Board's interpretation of Section 222-12 "Utilities" of the Northbridge Subdivision Rules and Regulations is that Presidential Farms, Inc. is required to provide a separate utility for telephone service, as opposed to combining telephone and cable in one service. However, we disagree with the Planning Board's interpretation of Section 222-12 for the reasons cited below.

Section 222-12(A)-(B) "Utilities" of the Northbridge Subdivision Rules and Regulations states:

- A. Required utilities include water, sewer, storm drainage system, telephone, electricity, gas, streetlights, and cable television, unless otherwise specified by the Planning Board. The applicant shall submit evidence of complete financial arrangements with private utility companies prior to approval.
- B. All utilities shall be placed underground at the time of initial construction. The Planning Board may permit transformers, switches and other such equipment to be placed on the ground in approved locations, screened from view with evergreen shrubbery.

In compliance with the above, Presidential Farms, Inc. has completed the following:
(a) secured adequate service for each utility listed, including telephone service, to the residents at Presidential Farms, and (b) all utilities have been placed underground at the time of initial

{Client Files/022728/0156/COR/F1088526.DOCX;1}

Chairman Brian J. Massey
Town of Northbridge Planning Board
November 30, 2016
Page 2

construction. Your position that the telephone and cable service must be separated is not supported by Section 222-12 of the Northbridge Subdivision Rules and Regulations.

Section 222-12 is silent regarding installation of *separate* conduits for each utility service. A plain reading of the section gives no indication of specific providers, like Verizon, and separate providers for each required utility listed. The clearly stated requirements are that the utilities listed are required and that all such utilities must be underground.

Massachusetts law prohibits a planning board from imposing regulations not stated in its local subdivision rules and regulations. Massachusetts General Laws ("M.G.L.") c. 41, § 81Q establishes the parameters of the rule making powers of the planning board. The legislative intent is that "a prospective subdivider will know in advance in every case what will be required of him in the way of [...] public utilities." 1953 House Doc. No. 2249, Report of the Special Commission on Planning and Zoning at 55-56; *see also N. Landers Corp. v. Planning Bd. of Falmouth*, 9 Mass. App. Ct. 193, 196 (1980). A planning board cannot impose conditions where it has not included in its regulations provisions defining what [...] utilities are or may be required in connection with subdivision plans. *Castle Estates, Inc. v. Park & Planning Bd. of Medfield*, 344 Mass. 329, 334 (1962).

Here, Presidential Farms, Inc., as a subdivider, did not and could not have reasonably known from the text of Section 222-12 that cable and telephone utilities must be separate and may not be combined with a local provider. Because the Northbridge Subdivision Rules and Regulations are not explicit regarding installation of separate conduits for each utility service and there is no regulation permitting the planning board to impose such requirements, the Letter's conclusions go against the legislative intent of M.G.L. c. 41, § 81Q and Massachusetts precedent, and, therefore, are legally unenforceable. Furthermore, it would be cost prohibitive to install a separate conduit for telephone service because it would require substantial land disturbance in the existing road to install additional underground conduit.

For the reasons stated above, Presidential Farms, Inc. complies with Section 222-12 of the Northbridge Subdivision Rules and Regulations and, therefore, no determination from the Planning Board is required.

Please contact me should you have any questions.

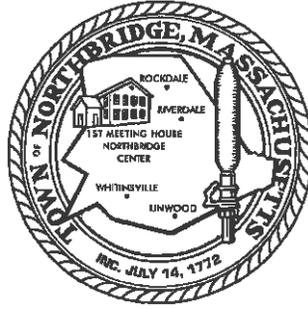
Very truly yours,



Gemma R. Cashman

GRC/lt

cc: David W. Bossi (via electronic-mail)



NORTHBRIDGE PLANNING BOARD

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Section 222-9 M [Release of performance guaranty], the Planning Board shall hold a public hearing on **Tuesday, January 10, 2017 at 8:25 PM**, Selectmen's Chamber of the Northbridge Memorial Town Hall (7 Main Street, Whitinsville, MA 01588) to consider Certificate of Completion and Release of Municipal Interest of Norwood Bank for subdivision known as "**Shining Rock Golf Community**" consisting of Shining Rock Drive, Fairway Drive, Sandtrap Court, and Clubhouse Lane.

A copy of the as-built plan(s) and certifications are on file with the Town Clerk (7 Main Street) and Planning Office (14 Hill Street) and may be reviewed during normal office hours. The purpose of this hearing is to provide an opportunity for public comment, anyone wishing to be heard should attend said hearing at the time and place designated.

Brian Massey, Chairman
Northbridge Planning Board

Cc:	Town Clerk DPW Highway/Sewer	Town Manager/BOS Inspector of Buildings	Board of Health NFD	ConCom /File
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December 7, 2016

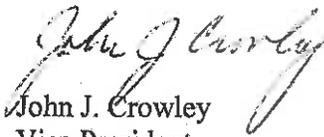
Northbridge Planning Board
Mr. R. Gary Bechtholdt II, Town Planner
Aldrich School – Town Hall Annex
14 Hill Street
Whitinsville, MA 01588

Dear Mr. Bechtholdt:

The Town of Northbridge currently holds cash securing remaining work to be completed on Shining Rock Drive via a Form G, Performance Secured by Deposit of Money dated December 7, 2010 with an initial deposit of \$48,200. The town holds this money in an account held at Fidelity Bank and as of May 31, 2016 the account held monies in excess of \$49,100. As the road is now complete and Town Meeting has voted for acceptance of this last portion of Shining Rock Drive, the bank respectfully requests the release of this bond.

Thank you for your consideration of this matter, if you have any questions please call me at 7881-440-4254.

Sincerely,


John J. Crowley
Vice President
Norwood Bank



December 22, 2016

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

Re: Shining Rock Drive Street Acceptance
Response to Peer Review Comments

Dear Mr. Bechtholdt:

Strong Point Engineering Solutions, LLC. (SPES) is pleased to provide this letter on behalf of our client, Norwood Cooperative Bank, in response to outstanding peer review comments provided by JH Engineering Group, Inc. in a letter to your office dated November 5, 2016. Our response to each outstanding comment is provided below:

Field Observations:

Comment 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 as illuminated during the visit.

Additional Comment: 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.

Response 4: Communications with the utility company regarding wiring the lights is ongoing as previously discussed. Records of the site work contractor indicate that the sensor in the light at the intersection noted has been replaced and the light is no longer illuminated during daylight hours.

Comment 6: The following bounds were not found in the field. They are noted on the Street Acceptance Plans as SBHD. The bounds have been removed, covered over, or within the driveways. The Street Acceptance Plan needs to accurately depict the bound actually installed.
c. Apx Sta 35+20 left and right

Additional Comment: 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.

Response 6: The last revised Street Accepted plan dated 9/29/16 indicates that a nail in hub was set over the stone bound in this location as the bound was previously buried by others. It appears that the new control set has either been buried and/or removed by others prior to the subsequent site visit by JH Engineering Group, Inc. It is anticipated that further efforts to re-establish this control will likely result in similar interference and the remainder of the bounds located along the right of way are sufficient to define the layout if need be. Therefore this office respectfully suggests that another attempt to reestablish control in this location should not be required.

Comment 13: The catch basins and inlet throats need to be cleaned. Several of the basins have debris above the outlet pipe.

Additional Comment: The catch basin and inlet throats have been cleaned. However, the old silt sacs were observed within CB #309.

Response 13: Records of the site work contractor indicate that the silt sacs noted have been removed from this catch basin.

If you have any questions, or would like to discuss this matter further, please feel free to contact our office at (508) 682-0229.

Kind Regards,

Eric Dias, P.E.
President/Owner



NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Tuesday, November 15 2016 (6PM-8:00PM)

Local Historic District Initiative –Public Forum (Town Hall)

The following members of the Planning Board attended the Public Forum with members of the Local Historic District Study Committee: 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 following member of the public attended: Ken Warchol, Chairman Historical Commission; Dan O'Neil; Bill Mello; Debora Sullivan; Crystal Grondin; Edward Wild; Karen Talley; Harrison McCaughey; Megan DiPrete, Blackstone Heritage Corridor, Inc.; Jeff Lance; & Kevin Klyberg, National Park Service.

I. Welcome & Introductions

Mr. Bechtholdt and Mr. Warchol welcomed attendees and offered opening remarks. Attendees introduced themselves.

II. National Park Designation –Whitinsville

Park Ranger Kevin Klyberg reviewed designation of National Park and the six park nodes: Blackstone River State Park; Old Slater Mill National Historic Landmark District; Slatersville Historic District; Ashton Historic District; Whitinsville Historic District; Hopedale Village Historic District; Blackstone River and tributaries; and the Blackstone Canal (see slides attached). Megan DiPrete provided a brief overview of the Blackstone Heritage Corridor, Inc. mission and the opportunities for partnerships in celebrating Whitinsville's inclusion as a National Historical Park.

III. Village of Whitinsville –Historical Narrative

Kenneth Warchol, Chairman of the Northbridge Historical Commission provided an overview of the history of Northbridge, Whitinsville and the Whitin family via a slideshow presentation (attached).

IV. Establishing a Local Historic District

R. Gary Bechtholdt II, Town Planner distributed "There's a Difference!" brochure prepared by the Massachusetts Historical Commission describing the differences between a Local Historic District and a National Register District. Mr. Bechtholdt then reviewed a flowchart detailing the steps Northbridge needs to follow to create a local historic district for Whitinsville (see chart attached).

V. Inventory of Parcels & Potential Boundaries

Mr. Warchol reviewed with attendees series of slides (attached) delineating a preliminary draft of the boundary and potential properties to be included in a Whitinsville Historic District: Fletcher House; Whitin Mill & Forge; Granite Cotton Mill; Whitin Machine Works; Whitin Community Center; Whitin Park (John

44 Whitin Estate); Memorial Town Hall; Worker housing (Fletcher Street & Linwood Avenue); Aldrich School;
45 Whitin Lasell Manor; Town Common/Memorial Square; Whitinsville Social Library; Parsonage Building;
46 Whitinsville Bank Building; Village Congregational Church; and Episcopal Church.

47

48 VI. Round-Table Discussion

49

50 Mr. Warchol briefly reviewed other neighborhoods within Whitinsville that were not initially included in the
51 draft boundary: Chestnut Street; Maple Street; Linden Street; High Street; and Forest Street.

52

53 Mr. Bechtholdt and Mr. Warchol sought comments on the draft local historic district boundary and
54 properties. Mr. Warchol briefed attendees on the Local Historic District Study Committee's efforts to date
55 and noted a draft regulations and possible exemptions such as paint-color and exterior treatments not
56 visible from the public way.

57

58 Brian Massey felt the John Whitin Crane House at 10 Chestnut Street (Circa 1840), now the Whitinsville
59 Retirement Home should be considered for inclusion in the local historic district. Similarly, Mr. Massey
60 thought the Pine Grove Cemetery and the Middle School located on Linwood Avenue should also be added.

61

62 VII. Wrap-up & Next Steps

63

64 Mr. Bechtholdt thanked everyone for attending and suggested those with questions may contact the
65 Planning office and/or Ken Warchol. Mr. Bechtholdt deferred to Mr. Warchol and other members of the
66 Local Historic District Study Committee on next steps, such as property owner surveys, educational material,
67 future meetings, and the preparation of the preliminary study report. Mr. Warchol noted that the Study
68 Committee has begun preparing a draft bylaw with regulations; will provide a copy to the Planning Board and
69 others. Mr. Warchol will look to coordinate a meeting with the Board of Selectmen in the upcoming
70 months.

71

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

73

74 Respectfully submitted,

75

Approved by the Planning Board –

76

77 R. Gary Bechtholdt II
78 Northbridge Town Planner

79

80 Cc: Town Clerk

HERITAGE DESIGN GROUP

PLANNERS ♦ SURVEYORS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

January 3, 2017

Mr. Brian Massey, Chairman
Northbridge Planning Board
7 Main Street
Whitinsville, MA 01588

**RE: Proposed Plan Changes
Northbridge Self Storage
Douglas Road & Castle Hill Road**

Dear Mr. Massey & Board Members:

On behalf of 3 P Properties, LLC, Heritage Design Group respectfully requests approval of a change to the plans for Northbridge Self Storage at Douglas Road and Castle Hill Road. The changes proposed to the western parcel include adding a lower one-way entrance with a card swipe pedestal, designating the other two gates one-way exits, moving the parking area outside the fence for new customer access, and adding a retaining wall to facilitate fire department access and parking movements. On the eastern parcel the only proposed change is adding the pedestal and changing the access gate configuration.

Other proposed changes include the addition of five air conditioning units and two underground propane tanks on the east side of the climate controlled storage building (Building A1). Revised landscaping is also proposed to accompany these changes.

We look forward to discussion with the Board at your January 10, 2017 meeting. Please contact our office if you have any questions or concerns regarding this matter.

Very truly yours,
Heritage Design Group



Eric J. Bazzett, P.E.

HERITAGE DESIGN GROUP

PLANNERS ♦ SURVEYORS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

December 15, 2016

Mr. Brian Massey, Chairman
Northbridge Planning Board
7 Main Street
Whitinsville, MA 01588

**RE: Proposed Plan Changes
Northbridge Self Storage
Douglas Road & Castle Hill Road**

Dear Mr. Massey & Board Members:

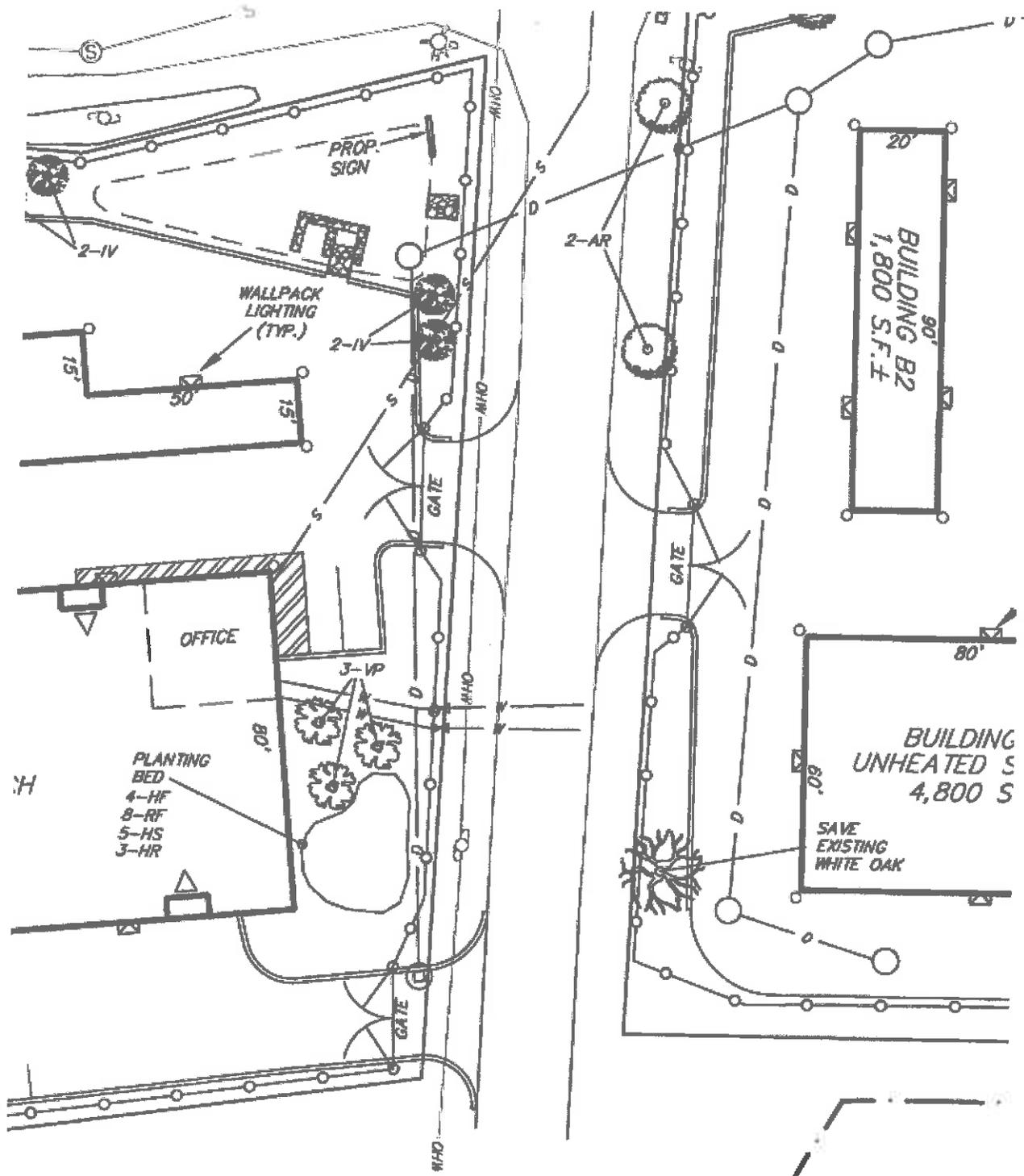
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We look forward to discussion with the Board at your next available meeting. Please contact our office if you have any questions or concerns regarding this matter.

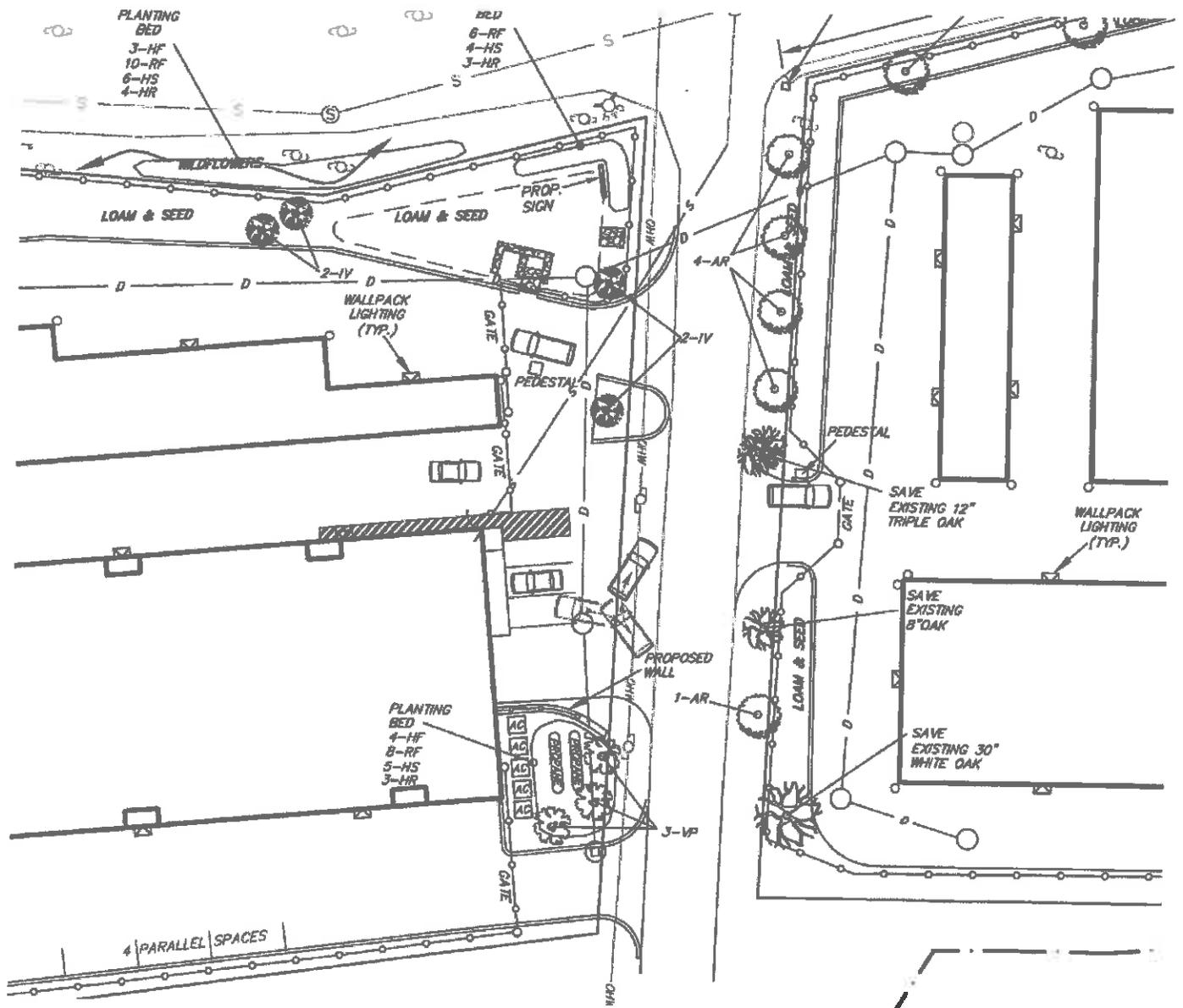
Very truly yours,
Heritage Design Group



Eric J. Bazzett, P.E.



APPROVED



PROPOSED MODIFICATION



Whitinsville –Local Historic District Study Committee

Preliminary Study -Boundary/Properties

- Fletcher House
- Whitin Mill & Forge
- Granite Cotton Mill
- Whitin Machine Works
- Whitin Community Center
- Carr Funeral Home
- John. C Whitin Estate
- Memorial Town Hall
- Worker Housing Fletcher Street & Linwood Avenue
- Aldrich School
- Whitin Lasell Manor
- Town Common/Memorial Square
- Whitinsville Social Library
- Parsonage Building
- Whitinsville Bank Building
- Village Congregational Church
- Episcopal Church

DRAFT

Village of Whitinsville

Town of Northbridge, MA

LOCAL HISTORIC DISTRICT STUDY COMMITTEE INITIATIVE

Public Forum –November 15, 2016

ESTABLISHING A LOCAL HISTORIC DISTRICT -FLOWCHART

Board of Selectmen –Appoint Local Historic District Study Committee (LHDSC)

Where possible -LHD Study Committee membership shall include nominees from the following organizations: Local Historical Society; Board of Realtors & the American Institute of Architects

Local Historic District Study Committee - Meets with MA Historical Commission (MHC) staff

LHDSC -Conducts property owner opinion survey, prepares educational material, conducts informal meeting, & prepares a *Preliminary Study Report*



Preliminary Study Report Completed

Preliminary Study Report Includes: Introduction, Methodology, Significance, Justification of Boundaries, Recommendations for the Bylaw, a map of the proposed district, a property street index & the bylaw

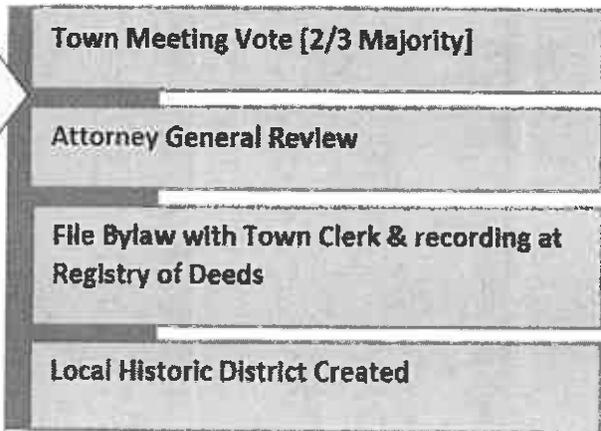
Preliminary Study Report -Submitted to MHC & Planning Board

MHC reviews Preliminary Study Report –provides endorsement and/or recommendations to the LHDSC

Public Hearing

[Not less than 60-days from the Study Report transmittal to MHC and w/in 14-days written notice to property owners]

Warrant Article & Final Report prepared, Map and Bylaw submitted for Town Meeting



-Refer to MA General Law Chapter 40C
 MA Historical Commission –Establishing Local
 Historic Districts Guidance document (June 2003)
 Christopher C. Skelly, MHC
 (617) 727-8470

LOCAL HISTORIC DISTRICT

BYLAW

The Town of Northbridge hereby creates a Local Historic District, to be administered by a Historic District Commission as provided for under Massachusetts General Laws, Chapter 40C, as amended.

1. Purpose

The purpose of this bylaw is to aid in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of the Town of Northbridge, the maintenance and improvement of their settings and the encouragement of new building designs compatible with the historically significant architecture existing in the Local Historic District(s) when this Bylaw was adopted.

2. Definitions

The terms defined in this section shall be capitalized throughout this Bylaw. Where a defined term has not been capitalized, it is intended that the meaning of the term be the same as the meaning ascribed to it in this section unless another meaning is clearly intended by its context. As used in this Bylaw the following terms shall have the following meaning:

"Alteration" or "To Alter"	The act or the fact of rebuilding, reconstruction, restoration, replication, removal, demolition, and other similar activities
"Building"	A combination of materials forming a shelter for persons, animals or property.
"Certificate"	A Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship as set forth in this Bylaw.
"Commission"	The Historic District Commission as established in this Bylaw.
"Construction" or "To Construct"	The act or the fact of building, erecting, installing, enlarging, moving and other similar activities.
"Display Area"	The total surface area of a SIGN, including all lettering, wording, designs, symbols, background and frame, but not including any support structure or bracing incidental to the SIGN. The DISPLAY AREA of an individual letter SIGN or irregular shaped SIGN shall be the area of the smallest rectangle into which the letters or shape will fit. Where SIGN faces are placed back to back and face in opposite directions, the DISPLAY AREA shall be defined as the area of one face of the SIGN.
"Exterior Architectural Feature"	Such portion of the exterior of a BUILDING or STRUCTURE as is open to view from a public way or ways, including but not limited to architectural style and general arrangement and setting thereof, the kind and texture of exterior building materials, and the type and style of windows, doors, lights, signs, and other appurtenant exterior fixtures.
"Person Aggrieved"	The applicant; an owner of adjoining property; an owner of property within the same DISTRICT area; or an owner of property within 100 feet of said DISTRICT area and any charitable corporation in which one of its purposes is the preservation of historic structures or districts.
"Signs"	Any symbol, design or device used to identify or advertise any place of business, product, activity or person.
"Structure"	A combination of materials other than a BUILDING, including but not limited to a fence, wall, terrace, walk or driveway.
"Substantially at Grade Level"	Located at the existing or altered surface of the earth or Pavement which does not/will not exceed one foot in height above the surface of the earth or pavement.
Temporary Structure or Building	A BUILDING not to be in existence for a period of more than two (2) years. A STRUCTURE not to be in existence for a period of more than one (1) year.

3. District

The DISTRICT shall consist of the DISTRICT area listed in Section 12 (Appendix) of this Bylaw.

4. Commission

4.1 Members - The COMMISSION shall consist of five (5) regular members appointed by the Board of Selectmen to staggered three (3) year terms, such that three members' terms will expire in one year and two members' terms will expire in the second and third year, and so forth. All members shall serve without compensation.

4.2 Composition - The COMMISSION shall include among its members one Northbridge property owner who resides in the DISTRICT, one Northbridge resident chosen from two nominees put forward by the Board of Realtors covering Northbridge, one Northbridge resident chosen from two nominees put forward by the chapter of the American Institute of Architects covering Northbridge, and one Northbridge resident chosen from two one nominees Put forward by the Northbridge Historical Society and one nominee put forward by the Northbridge Historical Commission. If within thirty days after submission of a written request for nominees to any said organizations insufficient nominations have been made, the Board of Selectmen may proceed to make appointments as it desires in accordance with section 4.1

5. Commission Powers and Duties

5.1 General – The COMMISSION shall exercise its powers in administering and regulating the CONSTRUCTION and ALTERATION of any STRUCTURES or BUILDINGS within the DISTRICT as set forth under the procedures and criteria established in this Bylaw. In exercising its powers and duties hereunder, the COMMISSION shall pay due regard to the distinctive characteristics of each BUILDING, STRUCTURE and DISTRICT area.

5.2 Application Fee – The COMMISSION shall recommend for approval by the Board of Selectmen a reasonable application fee to be paid by applicants.

5.3 Educational Efforts - The COMMISSION shall undertake educational efforts to explain to the public and property owners the merits and functions of a DISTRICT.

5.4 Clerical and Technical Assistants or Consultants – The COMMISSION may, subject to appropriations, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying out of its work.

6. Alterations and Construction Prohibited Without Certificate

6.1 Exterior Architectural Features - No BUILDING or STRUCTURE, or any part thereof, which is within the DISTRICT shall be CONSTRUCTED or ALTERED in any way which affects the EXTERIOR ARCHITECTURAL FEATURES as visible from a public way unless

the COMMISSION shall have first issued a CERTIFICATE with respect to such CONSTRUCTION or ALTERATION, except as this Bylaw otherwise provides.

6.2 Building Permit, Demolition Permit - No building permit for CONSTRUCTION of a BUILDING or STRUCTURE or for ALTERATION of an EXTERIOR ARCHITECTURAL FEATURE within the DISTRICT and no demolition permit for demolition or removal of a BUILDING or STRUCTURE within the DISTRICT shall be issued by the Town or any department thereof until a CERTIFICATE as required under this Bylaw has been issued by the COMMISSION.

7. Procedures for Review of Applications

7.1 Application

(a) Filed with Town Clerk - Any person who desires to obtain a CERTIFICATE from the COMMISSION shall file with the Town Clerk and the COMMISSION an application for a CERTIFICATE of Appropriateness, CERTIFICATE of non-Applicability or CERTIFICATE of Hardship as the case may be.

(b) Information Included - The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the COMMISSION to enable it to make a determination on the application.

(c) Date - The date of the filing of an application shall be the date on which a copy of such application is received by the office of the Town Clerk.

7.2 Initial Determination

The COMMISSION shall determine within fourteen (14) days of the filing of an application for a CERTIFICATE whether said application involves any EXTERIOR ARCHITECTURAL FEATURES which are within the jurisdiction of the COMMISSION.

7.3 Certificate of Non-Applicability

If the COMMISSION determines that an application for a CERTIFICATE does not involve any EXTERIOR ARCHITECTURAL FEATURES, or involves an EXTERIOR ARCHITECTURAL FEATURE which is not subject to review by the COMMISSION under the provisions of this Bylaw, the COMMISSION shall forthwith issue a **CERTIFICATE of Non-Applicability**.

7.4 Public Hearing

If the COMMISSION determines that such an application involves any EXTERIOR ARCHITECTURAL FEATURE subject to review under this Bylaw, it shall hold a public hearing on the application, except as may otherwise be provided in this Bylaw.

The COMMISSION shall hold such a public hearing within forty-five (45) days from the date of the filing of the application. At least fourteen (14) days before said public hearing, public notice shall be given by posting in a conspicuous place in Town Hall and in a newspaper of general

circulation in Northbridge. Such notice shall identify the time, place and purpose of the public hearing. Concurrently, a copy of said public notice shall be mailed to the applicant, all abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the applicant as they appear on the most recent applicable tax list, and to any person filing a written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the COMMISSION shall deem entitled to notice.

Applicant shall be responsible for costs associated with posting in newspaper of general circulation.

7.5 Waiving of Public Hearing - A public hearing on an application for a CERTIFICATE need not be held if such hearing is waived in writing by all persons entitled to notice thereof.

7.6 Grant or Denial - The COMMISSION shall grant a CERTIFICATE or issue written denial within sixty (60) days from the date the application was filed (or re-filed in the event the application was once returned for lack of information), unless the applicant consents in writing to a specific enlargement of time by which such an issuance may occur.

In the absence of any such enlargement of time, should an issuance not be forthcoming within the prescribed time, the applicant is entitled as of right to a CERTIFICATE of Hardship.

In the case of a denial of an application for a CERTIFICATE, the COMMISSION shall set forth the reason for denial and may include specific recommendations that would make the application acceptable to the COMMISSION.

7.7 Certificate of Hardship - In the event of an application for a CERTIFICATE of Hardship, the COMMISSION shall determine whether, owing to conditions especially affecting the BUILDING or STRUCTURE involved, but not affecting the DISTRICT generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Bylaw.

If the Commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the COMMISSION shall issue a CERTIFICATE of Hardship.

7.8 Certificate of Appropriateness - If the COMMISSION determines that the CONSTRUCTION or ALTERATION for which an application for a CERTIFICATE of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the DISTRICT, the COMMISSION shall issue a CERTIFICATE of Appropriateness.

7.9 Concurring Vote - The concurring vote of at least three (3) members who were present throughout the entirety of all relevant public hearings shall be required to issue a CERTIFICATE. In the event at least three (3) members were not present throughout the entirety of all relevant

public hearings the applicant is entitled as of right to a CERTIFICATE of Hardship.

7.9 Filing - Each CERTIFICATE or written decision upon an application by the COMMISSION shall be dated and signed by the Chairperson or such other person as the COMMISSION may designate and shall be deemed issued upon filing with the Town Clerk.

7.10 Copies - Each CERTIFICATE or written decision upon an application by the COMMISSION shall be promptly served on the applicant by the Town Clerk who shall promptly forward a copy thereof to the applicant at the address shown on the application, by first class mail, postage prepaid, and a copy shall be further provided to the Building Commissioner, Planning Board and Board of Selectmen.

7.11 Person Aggrieved; Appeal - A PERSON AGGRIEVED by a determination of the Commission may, within twenty (20) days of the filing with the Town Clerk of a CERTIFICATE or denial, submit a written request of appeal to the COMMISSION. Upon receiving said request for appeal, the COMMISSION shall make a timely request to the Regional Planning Office (of which the Town is a member) that it promptly designate an arbitrator with competence and experience in hearing and reviewing such matters.

The finding of the arbitrator making such review shall be filed with the Town Clerk within forty-five (45) days after the request by PERSON AGGRIEVED, and shall be binding on the applicant and the COMMISSION, unless a further appeal is sought in the Superior Court as provided in Chapter 40C, Section 12A. The filing of such further appeal shall occur within twenty (20) days after the finding of the arbitrator has been filed with the office of the Town Clerk.

8. Criteria for Determinations

8.1 Considerations - In deliberating on applications for CERTIFICATES, the COMMISSION shall consider, among other things, the historic and architectural value and significance of the site, BUILDING or STRUCTURE; the general design, proportions, detailing, mass, arrangement, texture, and material of the EXTERIOR ARCHITECTURAL FEATURES involved; and the relation of such EXTERIOR ARCHITECTURAL FEATURES to similar features of BUILDINGS and STRUCTURES in the surrounding area.

8.2 New Construction or Additions - In the case of new CONSTRUCTION or additions to existing BUILDINGS or STRUCTURES, the COMMISSION shall consider the appropriateness of the scale, shape and proportion of the BUILDINGS or STRUCTURE both in relation to the land area upon which the BUILDING or STRUCTURE is situated and in relation to BUILDINGS and STRUCTURES in the vicinity. The COMMISSION may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or local bylaw.

~~**8.3 Solar Energy Systems** - When ruling on applications for CERTIFICATES on solar energy systems as defined in Section 1A of Chapter 40A, the COMMISSION shall consider the policy of the Commonwealth of Massachusetts to encourage the use of solar energy systems and to protect solar access.~~

8.4 Not in Public View - The COMMISSION shall not consider interior arrangements or architectural features not subject to public view.

9. Exclusions

9.1 The COMMISSION shall exclude from its review the following:

(a) Color of Paint - The color of paint applied to the exterior surfaces of BUILDINGS or STRUCTURES.

(b) Color of Materials - The color of materials used on roofs.

~~(c) Drip edges - drip edges finished to blend with architectural trim; alternatively a starter course of cedar singles.~~

(d) Flags - flags and flagpoles.

~~(e) Handicapped Ramps - The point of access served by handicapped access ramps designed solely for the purpose of facilitating ingress or egress of a physically handicapped person, as defined in M.G.L. c.22 s13A.~~

~~(f) Lighting - Lighting subject, however, to conditions of Northbridge Zoning Chapter 173.~~

~~(g) Sidewalks - terraces, walks, patios, driveways, sidewalks and similar STRUCTURES.~~

(h) Signs - Signs of not more than two (2) square feet in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each BUILDING or STRUCTURE which is not more than six (6) square feet in DISPLAY AREA, consists of letters painted on wood without symbol or trademark and if illuminated is illuminated indirectly.

~~(i) Storm Windows - Storm windows and doors, screen windows and doors, tv antennas, and window air conditioners.~~

(j) Temporary - Temporary BUILDINGS, STRUCTURES (eg. Storm windows and doors, screen windows and doors, and window air conditioners), events (eg. art shows, bazaars, church fairs), seasonal decorations, temporary signs (eg. political and real estate), temporary play equipment (not set in cement or attached to a building), movable garden furniture, bird houses, bird feeders, rocks in rock gardens.

(k) TV Antennas - tv antennas, satellite dishes for receiving television, radio or other electronic transmissions.

(l) Vehicles - The number of the residents' personally owned or leased and regularly used

motor vehicles which may be routinely parked within the boundaries of a residential property. However, in those circumstances and notwithstanding the provisions of Section 9.1 (b), the COMMISSION shall retain limited review jurisdiction in regard to measures that would minimize the visual impact, as viewed from the public way, of any expansion of, or portions of, driveways or other STRUCTURES SUBSTANTIALLY AT GRADE LEVEL which are intended as parking spaces for more than four (4) motor vehicles.

(m) Vents - shingle-covered roof ridge vents in re-roofing projects if low profile and extended all the way to the gable ends.

~~(n) The reconstruction, substantially similar in exterior design, of a BUILDING, STRUCTURE or EXTERIOR ARCHITECTURAL FEATURE damaged or destroyed by fire, storm, or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.~~

(o) Non-traditional material(s), providing that the difference between such material(s) and traditional material(s) cannot, upon review by the COMMISSION, be reasonably discerned by the unaided eye from the viewpoint(s) upon which the COMMISSION's power of review is based.

9.2 Nothing in this Bylaw shall be construed:

1. to prevent ordinary maintenance, repair or replacement of any EXTERIOR ARCHITECTURAL FEATURE within the DISTRICT which does not involve a change in design, material or the outward appearance thereof.
2. to prevent the landscaping with plants, trees or shrubs.
3. to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe, unhealthful or dangerous condition.
4. to prevent any CONSTRUCTION or ALTERATION under a permit duly issued prior to the effective date of this Bylaw.

9.3 Request - Upon request the COMMISSION shall issue a CERTIFICATE of Non-Applicability with respect to CONSTRUCTION or ALTERATION in any category not subject to review by the COMMISSION in accordance with the above provision.

10. Enforcement and Penalties

10.1 Building Permit - No Building Permit shall be issued for the CONSTRUCTION or ALTERATION of any BUILDING or STRUCTURE wholly or partially in the DISTRICT unless a CERTIFICATE has first been issued by the COMMISSION when such a CERTIFICATE is required by this Bylaw.

10.2 Conditions of Certificate - No ALTERATION or CONSTRUCTION of any BUILDING or

STRUCTURE wholly or partially in the DISTRICT for which a CERTIFICATE is required by this Bylaw shall deviate from the conditions of such a CERTIFICATE.

10.3 Enforcement Agent - The Building Inspector of the Town of Northbridge shall enforce this Bylaw upon determining a violation exists and may institute proceedings in Superior Court pursuant to M.G.L. c.40C § 13 for injunctive or other relief and/or imposition of fines.

10.4 Request to Enforce - In the case where the Building Inspector is requested in writing to enforce this Bylaw against any person allegedly in violation of same and the Building Inspector declines to act, the Building Inspector shall notify, in writing, the party requesting such enforcement of any action or refusal to act and the reasons therefore within twenty-one (21) days of receipt of such request.

10.5 Fines - Whoever violates any of the provisions of this Bylaw shall be punishable by a fine of \$300.00 for each offense under the provisions of M.G.L. c.40C § 13. Each day during any portion of which such violation continues to exist shall constitute a separate offense.

11. Validity and Separability

11.1 The provisions of this Bylaw shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Bylaw shall continue to be in full force and effect.

12. Map

This bylaw shall not become effective until a map setting forth the boundaries of the DISTRICT has been filed with the Town Clerk and has been recorded in the Worcester Registry of Deeds.

13. Appendix

The District

The location and boundaries of the DISTRICT are defined and shown on the Local Historic District Map of the Town of Northbridge, dated _____ attached herein. The delineation of the DISTRICT area boundaries is based on the parcel boundaries then in existence and shown therein, except as otherwise apparent.

December 30, 2016

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

**Subject: Presidential Farms
Phase II & V
Construction Observation Report**

JHEG Job #: C0034-11

Dear Gary:

JH Engineering Group, LLC (JHEG) conducted a site visit on December 29, 2016 to observe the on-going progress of the Presidential Farms Subdivision mainly the condition of Phase II (Washington Street) and the on-going construction of Phase V (Roosevelt Drive from Lincoln Circle to cul-de-sac). 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 Guerriere & Halnon, Inc. was utilized during the site visit. We were on site at 9:20 a.m. and departed at 10:44 a.m. The weather conditions at the time of the inspection was 28 degrees and overcast.

Our observations for Phase II were:

1. The top course pavement on Washington Street had been installed previously and is starting to experience longitudinal and lateral cracking.
2. The concrete sidewalks were installed previously and are in decent condition. There are several panels that have some cracking that should be repaired prior to road acceptance.
3. The Hill Street handicapped ramp is partially concrete and partially paved. The paved portion should be removed and replaced with concrete.
4. Foundations have recently been installed for house construction. There is significant tracking of sediment onto Washington Street from the house construction. The site contractor, who was on-site at the time of the site visit indicated that a street sweeper would be on-site the next day (December 30th) to clean the road. Dave Brossi also indicated that he would be installing silt sacs in the existing catch basins along Washington Street.

5. The granite headstone for CB-43 at the corner of Washington Street and Lincoln Circle has cracked and will need to be replaced.
6. The grease and oil traps have not been installed in the catch basins.
7. There is some minor settlement in Hill Street along the water trench that may require repair prior to road acceptance.
8. We did not open any catch basin, drain manhole, or sewer manhole to observe conditions of the structures. A closer observation will take place prior to road acceptance.
9. The grass retention swale along Hill Street (on Lot #105) appeared to be functioning as designed. Other than mowing of the swale, there is other signs of erosion, etc. associated with the swale.

Our observations for Phase V were:

10. Water main installation was on-going near Sta. 3+50.
11. A paved drive off Lincoln Circle for Lot #49 had been redone. A stabilized construction entrance should be installed on Roosevelt Drive.
12. The road sub-grade was frozen, but some tracking of sediment onto Lincoln Circle was observed. Lincoln Circle should be swept and preventative measures to keep the sediment off Lincoln Circle should be employed.
13. The silt sac on CB 16 should be cleaned and a silt sac added to DCB #24 (in Lincoln Circle).
14. The roadway appeared to have been cut to subgrade and the sewer main installation appeared to be completed.
15. While on site, photographs were taken of the construction progress.



Photo 1: Retention swale located along Hill Street appears to be functioning as designed.



Photo 2: The concrete at the Hill street handicapped ramp should be continued to the curb line.

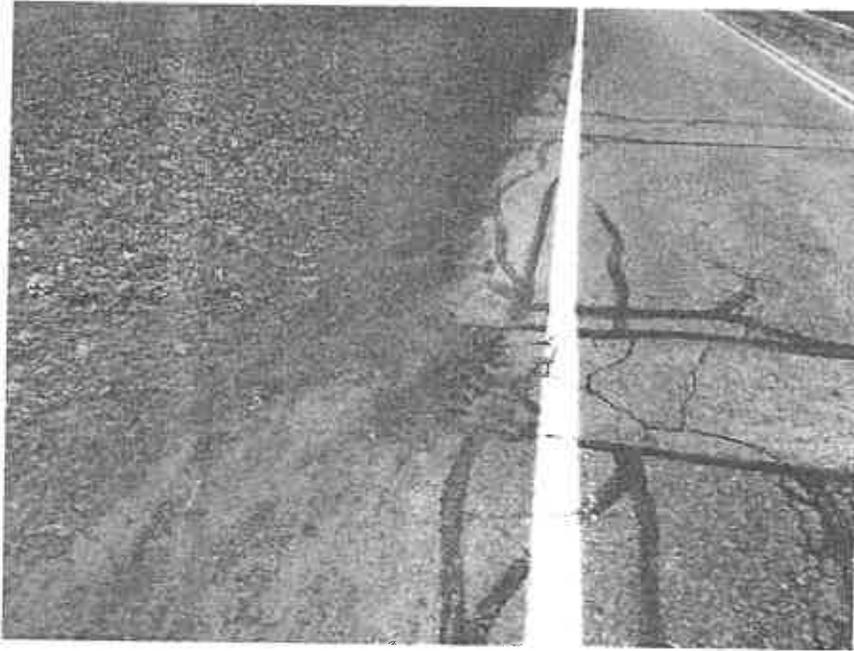


Photo 3: Some settlement in the water main trench in Hill Street should be repaired.



Photo 4: On-going house construction along Washington Street has resulted in sediment being tracked onto the road. The road should be swept and erosion control measures employed at the catch basins and on the lots.

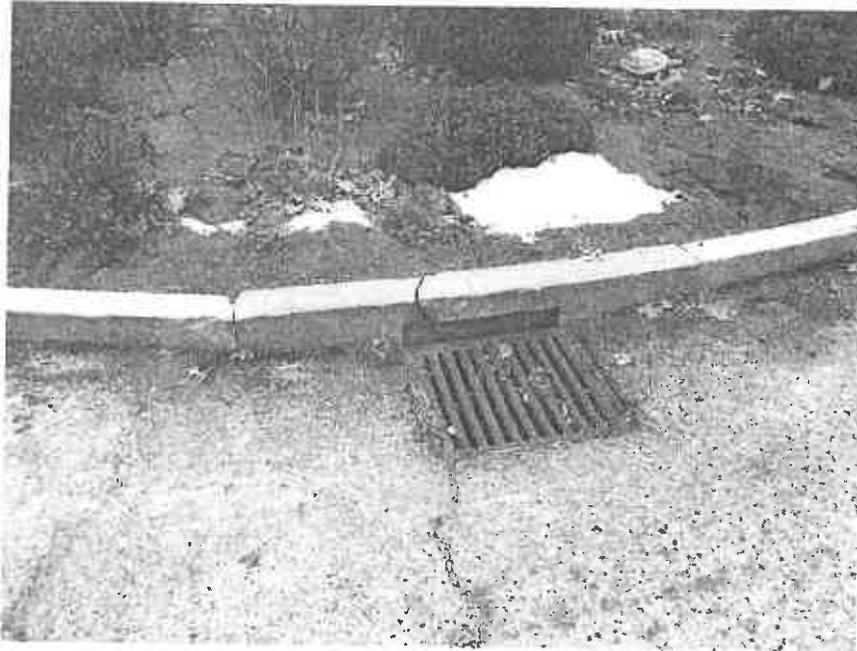


Photo 5: Headstone for CB-43 at the corner of Washington Street and Lincoln Circle has cracked and should be replaced.



Photo 6: Looking northeasterly down Washington Street. There are sections of the top course pavement experiencing cracking both longitudinal and laterally.



Photo 7: Looking northeasterly from the Phase V construction towards Lincoln Circle. The roadway has been graded to sub-grade elevation.



Photo 8: There is some tracking of sediment onto Lincoln Circle from Phase V. The stabilized construction entrance should be installed.



Photo 9: CB-17 silt sac should be cleaned and the sediment removed.



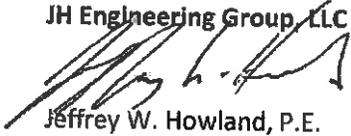
Photo 10: Water main installation in Roosevelt Drive.



Photo 11: Phase V water main construction heading towards the cul-de-sac. The roadway has been cut to approximately the sub-grade elevation.

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
David Brossi, via e-mail



**TOWN OF NORTHBRIDGE
COMMUNITY PLANNING & DEVELOPMENT OFFICE**

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

Telephone (508) 234-2447

Fax (508-234-0814

MEMORANDUM

TO: J & F Marinella (Hemlock Estates – Spruce St, Hemlock St Fir Hill Lane), Robert Rolandelli, Wal*Mart (Valley Parkway), David Brossi (Presidential Farms – Wilson St, Roosevelt Dr Washington St), J & F Marinella (The Camelot – Rebecca Rd, Joseph Circle)

FROM: Barbara Kinney, Administrative Assistant Northbridge Planning Board *Bok*

DATE: December 19, 2016

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

This is a reminder that 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.**

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)

