



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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NORTHBRIDGE TOWN CLERK
DOUGLAS P. BROWN

Approved on 4-11-19

ZONING BOARD OF APPEALS

MINUTES OF MEETING

March 14, 2019

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were:

Cindy Donati

Doug Curving

Damian Planas-Merced

Bill Corkum was absent from this meeting

Also present was Deborah Rosebrooks, Administrative Assistant.

A motion was made by Cindy Donati to approve of the minutes of February 14, 2019. The motion was seconded by Damian Planas-Merced and the vote was 4-0 in favor.

PUBLIC HEARING: Lacky Dam Properties, Inc, Applicant (03-SP-19)

In bringing this application which was filed with the Town Clerk on February 14, 2019 the applicant sought a Special Permit pursuant to Article V, Section 173-18 section D of the Northbridge Zoning By-laws, in order to allow the applicant to construct a carwash/auto repair and 2 contractors building in a flood plain district. The property is located at the corner of Main and Water Street, shown on Assessor's Map 2 as Parcel 36-37, is located in a Industrial 1 zoning district and is owned by Arcade Realty Trust.

Doug Curving read the Hearing notice, participating in this hearing were Tom Hansson, Randy Kibbe, Cindy Donati, Doug Curving and Damian Planas-Merced.

Bill Renaud spoke on behalf of Lacky Dam Properties, Inc., He was approved for this project at this location two years ago. The only difference is there will be no gas station/store, Due to the new Dunkin Donuts-gas station across the street. There will be a car wash, auto repair and to other buildings available for tradesman business's rental. This is an appropriate use of this lot and it will greatly improve the location and will not impact the traffic flow.

After a brief discussion regarding the site and how it will greatly improve that area that is so run down, a motion was made Cindy Donati to approve the Special Permit, Seconded by Damian Planas-Merced, Vote 5-0 in favor. Granted

The next hearing was read by Doug Curving, on the board were the five members present: Tom Hansson, Randy Kibbe, Cindy Donati, Doug Curving & Damian Planas-Merced.

Public Hearing: Eskar LLC, 15 Forbes Street Apt. 2, Boston, MA 02130 has filed an application for a variance (2-V-19) from section 173-18.6 E (2) which requires a Marijuana Distribution Business to be at least 500 feet from a child care facility and town playground. This location is proposed at 200 Commerce Park, Northbridge, MA 01534. The property, shown on Assessor's Map 28 as Parcel 73 is located in the Industrial-1 zoning district and is owned by V.E. Properties IX, LLC, 1 Memorial Sq., Whitinsville, MA 01588.

Attorney Robert Knapik spoke on behalf of Eskar LLC, he explained to the board that they were going to be a retail business located at 200 Commerce Dr. and a variance was necessary due to the location of being 500 ' from a child care facility and a playground. The property line is less than 500', however, the building location is further away. Eskar has been looking for a suitable location that has adequate parking and in a proximity that will cause harm to no one.

They have been to the Planning Board, Safety committee; (which consists of Fire, Police, DPW and Building) and they all are in support of this location. Tom Hansson asked how does this compare to the size of the one located in Leicester, MA? This one would be a much smaller location serving 15-80 people a day, There will be a full time security guard in place at all times and it is one person at a time service. All goods are behind glass and you need proper identification and are not allowed to loiter at the facility for any length of time.

They feel that this will benefit the town with revenue and a Hosting town agreement will be in place. Tom Hansson will open the meeting to public comment but first he has stated that marijuana is legal in Massachusetts and he does not want to hear the same concerns repeated.

First speaker Mickey Minichiello of 50 Plummer Park He presented the board with a petition signed by 81 residences against this project. He has spent a lot of time talking with neighbors and feels the location is not a good one with the skate park and day care so close. The medical facility has a lot of children in and out and there is also a proposed pediatric office to be coming soon. For all these reasons they feel this is not a good site.

Paula Minichiello of 50 Plummer Park spoke next, she states they do not have a lawyer to speak for them, however, they can see the building and hear conversations in the parking lot area, the site is not good especially with the pediatric office coming, this is a safety concern.

Brenda Sulfaro 71 Louisa Dr. she brings her grandson to the skate park and worries about the safety, there are rules in place for a reason.

Joan Jeffers 46 Plummer Park, Are you using the whole second floor? The reply was only 5000 sf to start with room to expand, also Joan asked if there was one entrance and they are only using one entrance.

Mike Joyce 61 Plummer Park Why is there a 500' rule? Not following the rule. Second have any of the board members been down Plummer Park? If you have you will understand the concerns of how close this really is. The barriers that they keep referring to are NOT barriers. The train tracks are not a barrier, the fencing is in spots and there are pathways everywhere, it is not a safe site, there are kids there all the time and someone is going to get hurt.

Marty Green Wards Lane, spoke on behalf of the owner, whom he does the leasing for. He feels that most medical facilities are in favor of this and this is a good site.

Pam Laporte 640 church St. she feels this is worth it and the security is amazing.

Attorney Knapik addressed the barrier concern and stated if they were interested a fence barrier that they could speak to the Town Manager and it may be possible to put a stipulation in the Home hosting agreement that they would be discussing in the future.

A motion was made by Randy Kibbe to close the Public Hearing and take it under consideration, seconded by Doug Curving, vote 5-0 in favor.

The board discussed the facility site, felt it was endorsed by the Planning Board, Safety committee, DPW and Police. A motion was made by Randy Kibbe to grant the variance, seconded by Damian Planas-Merced, vote 5-0 in favor.

Deborah Rosebrooks
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on 4-11-19)