

Massachusetts Permit Regulatory Office

43D: Local Expedited Permitting

2012 Annual Report

Municipality: **Town of Northbridge, MA**

Name of Priority Development Site(s)/date of designation:

Site 1: **Main Street properties [AP 1 Parcel(s): 113, 114, 115, 185 & 199] / May 2008**

Site 2: **670 Linwood Ave -Linwood Mill [AP 5 Parcel(s) 39 & 47] / May 2008**

Site 3:

Local approval in May 2008 -with State approval (IPB) in November 2008

Contact Information:

Name:

R. Gary Bechtholdt II, Town Planner

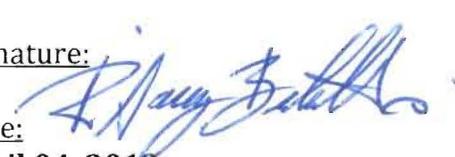
Email:

gbechtholdt@northbridgemass.org

Telephone:

(508) 234-2447

Signature:



Date:

April 04, 2012

Technical Assistance

Was the community awarded a 43D Technical Assistance Grant by the Interagency Permitting Board (IPB)?

YES / NO

If **YES**, please answer the following questions:

Please list the tasks performed in conjunction with the 43D Technical Assistance Grant:

- [Task 1: Description]: **Best Development Practices Guidebook**
- [Task 2: Description]: **Zoning Bylaw Review & Assessment**
- [Task 3: Description]: **Sewer Infrastructure Assessment**
- [Task 4: Description]: **Permitting Guidebook**
- [Task 5: Description]: **GIS Software/Maintenance & Training**
- [Task 6: Description]: **Sewer Extension Feasibility Study -Sutton & Northbridge**
- [Task 7: Description]: **Roadway Study -Sutton & Northbridge**
- [Task 8: Description]: **Subdivision Plan -Douglas, Sutton & Northbridge**

Please list any outstanding tasks that were included in the 43D Technical Assistance Grant that have not been completed:

- [Task 8: Description]: **Subdivision Plan –Douglas, Sutton & Northbridge**
- [Task: Description]
- [Task: Description]

Please provide a brief explanation as to why tasks have not been completed:

As of this dated, April 4th 2012, the (definitive) subdivision plan has received approvals from all three (3) towns /Northbridge, Sutton and Douglas –final revised plans to be prepared for Planning Board endorsement are forthcoming

Has the City/Town expended all of the Technical Assistance Grant Funds?

YES / NO

If **NO**, please explain:

As noted above, plans are being prepared for endorsement –final payment(s) to engineering/survey firm shall be processed within the next few weeks

Upon completion of Task 8 –Northbridge will have a balance of \$5,065 of uncommitted funds. In letter dated February 02, 2012 Northbridge requested the ability to redirect its remaining 43D TAG funds to improve its municipal website. Arrangements have been made for Northbridge to review request with the IPB on April 11, 2012.

See attached –Northbridge 43D TAG Fund cost breakdown / spreadsheet

Permitting Procedures – Site Readiness

Has a single point of contact for streamlined permitting been appointed by the City/Town?

YES / NO

Name: **R. Gary Bechtholdt II**
Title: **Northbridge Town Planner**
Email: **gbechtholdt@northbridgemass.org**
Phone: **(508) 234-2447**

Has Town/City put expedited permitting procedures in place to ensure 180 day permitting on the PDS site(s)?

YES / NO

If **NO**, please explain and list site(s) where expedited permitting is not in place:

Site 1:
Site 2:
Site 3:

Has the City/Town amended local rules, regulations, bylaws, etc. to comply with 180 day permit timeline?

YES / NO

If **NO**, please explain:

[Text]

Have the requirements of each permit been determined and made available for interested developers and businesses?

YES / NO

Please explain how the City/Town has accomplished this goal and where information can be accessed:

The "Best Development Practices Guidebook" (Task 1) and the "Permitting Guidebook" (Task 4) were prepared to assist applicants (& would-be applicants) and municipal boards & departments on permitting requirements and procedures within the Town of Northbridge

Both resource documents are available online through the town's Planning website –copies are also available at the Planning office –with copies of the Permitting Guidebook available for review at various departments within the Town Hall

Additionally, since local adoption the town's webpage (zoning bylaws & zoning map) have been updated to a more user-friendly formats –Planning website also includes a 43D –Expedited Permitting page (see attached) –As part of Northbridge's website updates will look to include flowcharts, checklists, etc.

Please explain how the permits necessary for a project are identified:

In addition to the Best Practices Guidebook and the Permitting Guidebook –applicant/engineers (or potential applicants) are encouraged to meet with the Town Planner who shall arrange for a Technical Review Meeting with various departments heads to review development proposals and identified necessary permits for a specific project

Please explain the procedure by which the City/Town determines the completeness of required submissions for permits:

Upon receipt of a submittal –a Technical Review meeting will be held with the applicant/engineer and various municipal departments; as part of the site development plan review the Town Planner shall also prepare a checklist detailing the completeness of the submittal to the Planning Board

Site Plan Review Checklist –Attached

Best Practices Guidebook & Permitting Guidebook documents are available online (pdf –format)

Please attach any relevant documentation the city/town has drafted to assist in the development process. (I.e., Flowcharts, checklists, applications...)

Status of Priority Development Site (PDS)

Current Owner of Site(s): Site 1: Garrett D. Smith (1164 Main St); Earl N. Guyette & Lorraine Bianca (1160 Main St); Sidney & Susan Vanderzicht (1110 Main St & vacant parcel); and Jennifer S. Hebb (1096 Main St)

Site 2: Linwood Mill, LLC (670 Linwood Ave)

Site 3:

Has ownership of site(s) changed since 43D designation?

Site 1: YES / NO

Site 2: YES / NO

Please provide a brief description of the current status of the site(s):

Site 1: **Main Street -Consist of 5 parcels totaling 4.3 acres; 4 of 5 properties include single-family homes; some property currently remain for sale; PDS is zoned Business -Three (B-3) situated adjacent to Route 146 (North) abutting a 190,000 SF Walmart facility and 103,000 SF NGrid facility**

Site 2: **Linwood Mill -approved mixed use redevelopment project; consisting of 75 rental units and 20,000 SF commercial/retail space**

Site 3:

If development has not occurred, have private developers/businesses shown interest in the site?

Site 1: YES / NO

Site 2: YES / NO Tenant(s) for commercial/retail component

Has the PDS received funding assistance for site or infrastructure improvements (local, state or federal) since its designation?

Site 1: YES / NO

Site 2: YES / NO

If yes, please provide a list of grants and the award amounts that the PDS has received:

Site 2:	Grant	Award Amount	Project Description
670 Linwood Mill	Federal Historic Tax Credits	\$2.35 million	Mixed-use project commercial/retail/Res.
	Mass Historic Tax Credits	\$2.3 million	
	PDF -Priority Development Funds (MassHousing)	\$1 million	
	Affordable Housing Trust Fund (DHCD)	\$1 million	
	HOME Funds (DHCD) MassHousing	\$550,000	
	(Permanent Loan)	\$1 million	

Zoning

What type of development is the PDS zoned for?

Site 1: **Business Three (B-3) -permitted uses include: retail, business offices, commercial/light industry (Planned Business Development), etc.**

Site 2: **Industrial One (I-1) –permitted uses include: office admin, laboratory for scientific, Ag or industrial research, light industry including manufacturing, fabrication, retail, etc. PDS is also located w/in the Historic Mill Adaptive Reuse Overlay District –permitted use include: mixed-use commercial/retail & residential housing**

Has the City/Town changed the zoning on the site(s) since becoming a PDS?

Site 1: YES / NO

Site 2: YES / NO

If YES, please explain:

Site 1:

Site 2:

Additional Information

Has the City/Town implemented the local expedited permitting process on any non-43D designated site(s)?

YES / NO

If **YES**, please explain what the community has done to implement such initiatives, and what site(s) have been designated.

[Text]

Northbridge (LOCAL) -43D Expedited Permitting **\$59,900.00**

Task	Description	Contract Amount	Invoice(s)	Amount	Balance
1	Best Development Practices Guidebook	\$14,945.00			\$14,945.00
	TAG Allocation	(\$20,000.00)			
	PARE		#0000001	\$5,230.75	\$9,714.25
	PARE		#0000002	\$8,668.10	\$1,046.15
	PARE		#0000003	\$1,046.15	\$0.00
					(\$5,055.00)
2	Zoning Bylaw Review & Assessment	\$15,500.00			\$15,500.00
	TAG Allocation	(\$22,000.00)			
	CMRPC		#1720	\$11,125.00	\$4,375.00
	CMRPC		#1901	\$1,275.00	\$3,100.00
	CMRPC		#2074	\$3,100.00	\$0.00
					(\$6,500.00)
3	Sewer Infrastructure Assessment -Linwood	\$7,300.00			\$7,300.00
	TAG Allocation	(\$12,400.00)			
	WSE		#175099	\$2,920.00	\$4,380.00
	WSE		#177091	\$1,460.00	\$2,920.00
	WSE		#178111	\$1,825.00	\$1,095.00
	WSE		#179109	\$1,095.00	\$0.00
					(\$5,100.00)
4	Permitting Guidebook -Northbridge	\$500.00			\$500.00
	TAG Allocation	(\$500.00)			
			#736130-000	\$70.42	\$429.58
			#325186-000	\$70.42	\$359.16
			#101371671	\$359.16	\$0.00
5	MassGIS Software & Maintenance/Training	\$5,000.00			\$5,000.00
	TAG Allocation	(\$5,000.00)			
	ESRI		#91959862	\$1,370.00	\$3,630.00
	ESRI		#91959154	\$400.00	\$3,230.00
	ESRI		#20356885	\$30.00	\$3,200.00
	CMRPC		#1720	\$320.00	\$2,880.00
	CMRPC		#2074	\$2,880.00	\$0.00
6	GIS Software (Multi-User license)	\$1,800.00			\$1,800.00
	TAG (re)Allocation	(\$1,800.00)			
	ESRI		#92379890	\$1,800.00	\$0.00
7	Digital Parcel Conversion	\$14,800.00			\$14,800.00
	TAG (re)Allocation	(\$14,800.00)			
	CMRPC		#2245	\$14,800.00	\$0.00

Northbridge (REGIONAL) -43D Expedited Permitting **\$40,000.00**

Task	Description	Contract Amount	Invoice(s)	Amount	Balance
R1	A. Roadway Study -Main St/Lasell Rd (Northbridge/Sutton)	\$6,500.00			\$6,500.00
	Contract (\$9,700.00)		CMRPC	#1720	\$1,065.00
	NBridge (\$6,500.00)		CMRPC	#1901	\$4,845.00
	Sutton (\$3,200.00)		CMRPC	#1978	\$590.00
			CMRPC	#2074	\$0.00
					\$0.00
	B. Roadway "Valley Crossroads" (Douglas, Northbridge & Sutton)	\$23,240.00			\$23,240.00
	Contract (\$66,400.00)		G & H	W-2772-03/31/2011	\$4,648.00
	NBridge 35% (\$23,240.00)		G & H	W-2772-04/15/2011	\$4,648.00
	Sutton 35% (\$23,240.00)		G & H	W-2772-04/30/2011	\$2,324.00
	Douglas 30% (\$19,920.00)		G & H	W-2772-06/30/2011	\$6,356.00
					\$5,264.00
	TAG Allocation (regional roadway projects)	\$27,500.00			
	*Redirected (\$2,240.00) from R2	\$29,740.00			
R2	Sewer Extension Feasibility Study (Sutton/Northbridge)	\$5,250.00			\$5,250.00
	Contract (\$10,500.00)		GRAVES	#28511	\$4,987.50
	NBridge (\$5,250.00)		GRAVES	#28790	\$262.50
	Sutton (\$5,250.00)				\$0.00
	TAG Allocation (regional sewer project)	\$12,500.00			
	*Redirected (\$2,240.00) to R1	\$10,260.00			
	R1(A) + R1(B) + R2=	\$34,990.00			

	CMRPC -Contract Agreement	Paid to Date	Balance
Total Local Tasks:	\$59,900.00		
Total Regional Tasks:	\$40,000.00		
Total TAG Allocation:	\$99,900.00		
Remaining TAG Allocation:	(\$21,665.00)		
Local	(\$16,655.00)		
Regional	(\$5,010.00)		
* Funding Reallocation:	\$18,600.00		
Task 6	\$1,800.00		
Task 7	\$14,800.00		
** Remaining (uncommitted) TAG Funds:	\$5,065.00		
Task 2:	\$15,500.00	\$15,500.00	\$0.00
Task 5:	\$3,200.00	\$3,200.00	\$0.00
Task R1 (A):	\$6,500.00	\$6,500.00	\$0.00
	<u>\$25,200.00</u>	<u>\$25,200.00</u>	<u>\$0.00</u>

* Funding reallocation (reprogram) approved by the IPB -August 11, 2011

*Request to redirect remaining TAG funds to contract with third-party online services (municipal website)

Community Planning & Development

14 Hill Street
Whitinsville, MA 01586
Mailing Address: 7 Main Street Whitinsville, MA 01568



- Community Planning & Development
- Planning Board
- Zoning Bylaws & Regulations
- Zoning Map
- FAQ
- Preserve America
- Urban River Visions
- Heritage Landscape Inventory
- Community Development Plan
- Route 146 Corridor Study (Phase I)
- Master Plan Update
- Planning Initiatives
- Links
- Fee Schedule
- Forms
- Stormwater Management
- 43D -Expedited Permitting
- Smart Growth / Smart Energy
- Town of Northbridge
 - Home
 - Board of Health
 - Building Department
 - Conservation Commission
 - Department of Public Works
- Terms of Use

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43D –Expedited Permitting

At the Spring session of the 2008 Town Meeting, residents approved three (3) Priority Development Sites within the Town of Northbridge.

Priority Development Site (PDS) may be a privately or publicly owned property that is (1) commercially or industrially zoned; (2) eligible under local zoning provisions for the development or redevelopment of a building of at least 50,000 square-foot and (3) designated as a priority development site by the state Interagency Permitting Board.

Information on 43D –Expedited Permitting may be found on the state's [Housing & Economic Development](#) website (Mass.gov) or by clicking one of the links provided below.

[MGL CH 43D –Fact Sheet](#)

[Housing & Economic Development \(Mass.gov\)](#)

[Frequently Asked Questions](#)

[Housing & Economic Development \(Mass.gov\)](#)

[Summary of Statute: MGL Chapter 43D](#)

[Housing & Economic Development \(Mass.gov\)](#)

[Program Regulations: 400 CMR 2.00](#)

[Housing & Economic Development \(Mass.gov\)](#)

Northbridge Priority Development Sites

[IPB approval –November 2008]

Main Street properties [\(Assessors Map 1](#)

[Parcels 113, 114, 115, 185, & 199\)](#)

870 Linwood Avenue –Linwood Cotton Mill

property [\(Assessors Map 5 Parcels 39 & 47\)](#)



Main Street properties:

- 1164 Main Street
Assessors Map 1 Parcel 113;
- 1110 Main Street
Assessors Map 1 Parcel 114;
- 1096 Main Street
Assessors Map 1 Parcel 115;
- 1160 Main Street
Assessors Map 1 Parcel 185; &
- Vacant parcel
Assessors Map 1 Parcel 199

The Linwood Cotton Mill is located in the Linwood Village District of Northbridge. This mill complex is included in the Linwood Cotton Mill National Register Historic District. This historic mill structure is located at 870 Linwood Avenue and is situated on the Mumford River within the southeast portion of town bordering Uxbridge, MA.

No longer a working mill, the site consists of several outbuildings, waterway and dam, encompasses ±120,000 square-feet of space on approximately 27 acres. The site is located within the Industrial –One Zoning District.

- Located on Linwood Avenue, a main arterial street connecting East/West Route 122 & Route 146
- Serviced by public water/sewer & natural gas
- Providence & Worcester Railroad lies directly to the east of the site
- State designated Economic Opportunity Area (EOEA)



870 Linwood Avenue –Linwood Cotton Mill property [\(Assessors Map 5 Parcels 39 & 47\)](#)

In 2004 the town adopted a Historic Mill Adaptive Reuse District zoning by-law, establishing an overlay for the Linwood Mill and the John White Mill. The intent of the overlay district is to promote economic development by encouraging the preservation, reuse and renovation of underutilized or abandoned historic mill properties by allowing and encouraging mixed-use development which may include office, business, retail, light industrial, and residential.



NORTHBRIDGE, MASSACHUSETTS

Linwood - Northbridge - Riverdale - Rockdale - Whitinsville

PDS located on Main Street & Route 146 adjacent to the new **Super Walmart facility** (190,000 SF) and **National Grid Distribution site** (103,000 SF); consists of five (5) parcels totaling 4.3 acres. 4 of the 5 properties contain single-family homes; some properties are currently for sale. PDS is located w/in the Business Three (B-3) Zoning District allowing building height of 3 stories; site is presently divided by *secondary access drive* for NGrid –with recently planned/approved expansion NGrid’s main access will be via signalized intersection of Main Street & Valley Parkway. PDS could yield two (2) ±50,000 SF buildings.

NORTHBRIDGE PLANNING BOARD

SITE PLAN REVIEW CHECKLIST

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

Completed by: _____

Date: _____

PROJECT NAME: _____

GENERAL SUBMISSION REQUIREMENTS	YES	NO	N/A	COMMENTS
1. Eleven (11) prints of the site plan.				
2. A properly executed Site Plan Review Application Form				
3. Required Fees: \$250 filing fee + \$10 per parking space.				
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.				

PLAN PREPARATION AND CONTENTS	YES	NO	NA	COMMENTS
1. Prepared by a registered engineer, architect or landscape architect and has the professional seal and signature.				
2. Plan dimensions are 24" by 36" at scale of 1" = 20 feet.				
3. The name of the project, boundaries and locus maps showing the site's location in town, date, North arrow and scale of the plan.				
4. Names and addresses of the owner of record, the developer and the seal of the engineer, architect or landscape architect.				
5. Names and addresses of all owners of record of abutting parcels and those within 300 feet of the property line.				
6. All existing lot lines, easements and rights-of-way, abutting land uses and the location and use of structures within 300 feet of the site. All minimum dimensional requirements in the underlying district and setback requirements shown on the plan.				
7. The locations & uses of all existing & proposed buildings & structures within the development, including all dimensions of height & floor area, & showing all exterior entrances & all anticipated future additions & alterations.				
8. The location of all present & proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping, walls & fences. Location, type & screening details for all waste disposal containers shall also be shown.				

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				
10. The location, height, size, materials & design of all proposed signage.				
11. The location of all present & proposed utility systems, including: sewage or septic system; water supply system; telephone, cable and electrical systems; and storm drainage system, including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes and drainage swales.				
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.				
13. Existing and proposed topography at a two-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.				
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.				
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.				
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.				
17. Information on the location, size and type of parking, loading, storage, and service areas; based on § 173-27.				
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
PERMITTING GUIDEBOOK

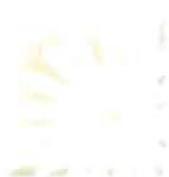


JANUARY 2011

Last updated: January 10, 2011

Town of Northbridge, Massachusetts

***BEST
DEVELOPMENT
PRACTICES
GUIDEBOOK***



December 2009