



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

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**AGENDA**  
**TUESDAY, SEPTEMBER 14, 2021**

Virtual Meeting via ZOOM  
**7:00 PM**

**[REVISED 08.30.2021]**

*Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via ZOOM. No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be remote means only.*

The public may view/join meeting from a phone/computer/tablet:

**JOIN ZOOM MEETING**

<https://zoom.us/j/94746686032?pwd=c1Zrd3YyTkUybVpRait5WTZ5ZlBldz09>

Meeting ID: 947 4668 6032

Passcode: 169479

Dial-in Option: (929) 205-6099

**I. CITIZENS FORUM**

**II. FORM A'S HILL STREET ANR PLAN (ASSESSOR MAP 7 PARCEL 254) -REVIEW/DECISION**

**III. 7:05PM WINSTON WOODS, DEFINITIVE SUBDIVISION -CONT. PUBLIC HEARING**

Assessors Map 15A Parcel(s) 224-232 [Spring Street, extension of]  
Chapter 222 -Subdivision Rules & Regulations

**IV. 7:35PM ROOSEVELT DRIVE (remaining portion of) -PUBLIC MEETING**  
2021 Fall Annual Town Meeting -Recommendation to Layout Roosevelt Drive

**V. 7:45PM NORTHBRIDGE MCQUADE SOLAR -CONT. PUBLIC MEETING**  
Article XX -Large Scale Solar Photovoltaic Installation /Site Plan Review §174-49.1 [Planning Board]

**VI. 7:55PM FLOODWAY & FLOODPLAIN DISTRICT -CONT. PUBLIC HEARING**  
§174-18 Zoning Bylaw Amendment

**VII. 8:00PM D&B ESTATES -CONT. PUBLIC HEARING**  
Subdivision Modification /Remaining Land (Glen Drive)

**OLD/NEW BUSINESS**

Approval of Meeting Minutes -August 10, 2021 & August 24, 2021  
2021 Fall Annual Town Meeting -Tuesday, October 26, 2021  
2021 FATM Warrant Articles -Planning Board Vote/Recommendation(s)  
Community Preservation Committee /Project Pre-Application(s)  
Bylaw Review Committee -Planning Board Representative  
Subdivision/Site Development -Status/Updates  
MGL CH 41 SEC 81U -Proceedings/Hemlock Estates  
Green Meadow Court -Status/Update  
Planning Board Concerns  
Mail -Review  
Other

Please note this Planning Board Agenda may be subject to change.

**The next meeting of the Northbridge Planning Board scheduled for September 28, 2021**

*[An audio/video 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*