



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

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**AGENDA**  
**TUESDAY, SEPTEMBER 27, 2022**

Virtual Meeting via ZOOM

**7:00 PM**

*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/96473773986?pwd=VFh1U1REcONFWkN3dWJ2aDNJc083Zz09>

Meeting ID: 964 7377 3986

Passcode: 021972

Dial-in Option: (929) 205-6099

Find your local number: <https://zoom.us/u/admEAYbn7r>

**I. CITIZENS FORUM**

**II. FORM A's**

**WINDSTONE DRIVE & HIGHLAND STREET -REVIEW/DECISION**

ANR 81-P Assessor Map 17 Parcel 15

**III. HEMLOCK ESTATES SUBDIVISION**

**CONSTRUCTION CHANGE REQUESTS (FIR HILL LANE) -REVIEW/DECISION**

Asphalt Berm (portion of), Pond 1 (paved access), Pond 2 (design & access), Street Trees

**IV. MOON HILL ESTATES SUBDIVISION**

**EXTENSION OF APPROVAL/CONSTRUCTION** [Form F -Covenant]

**ESTABLISH PERFORMANCE BOND** [\$222-9 J Performance Guaranty]

**RELEASE OF LOTS** [\$222-37 Lot Release]

**V. MIKE'S WAY SUBDIVISION**

**BOND REDUCTION REQUEST** [\$222-9 L Reduction of Performance Guaranty]

**EXTENSION OF APPROVAL/CONSTRUCTION** [Form K -Lenders Agreement]

**OLD/NEW BUSINESS**

Approval of Meeting Minutes -September 13, 2022

Bylaw Review Committee -Planning Board Representative

Housing Production Plan -Housing Survey (draft) & Scheduling of Public Meeting

Ch. 20 of Acts of 2021 [Open Meeting Law] -Status of Remote Means (via ZOOM)

2022 Fall Annual Town Meeting -Tuesday, October 25, 2022 (7:00 PM)

2022 Special Town Meeting -Tuesday, October 25, 2022

Castle Hill Farm Property (Community Preservation Committee) -Article #3 Recommendation

(DRAFT) 2022 Open Space & Recreation Plan -Review/Comment

Mumford Riverwalk Boardwalk (Linwood Ave) -Status/Update

Rockdale Pocket Park (Providence Rd) -Status/Update

Site Plan/Subdivision Development -Status/Updates

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 October 11, 2022**

*[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*