



**NORTHBRIDGE PLANNING BOARD**  
**MINUTES**  
**Tuesday, December 10, 2019**



Recognizing the presence of a quorum, Chair Brian Massey called the meeting to order at 7:00 PM. James Berkowitz, Harry Berkowitz and Rainer Forst were in attendance; Abdul Kafal arrived at 7:15 PM. R. Gary Bechtholdt II, Town Planner was also present. One (1) Planning Board vacancy remains (Associate Member).

The following members of the public were in attendance: Craig Holmberg (Allen Associates); Kristen LaBrie (Andrews Survey); Kevin Cotter; Paul & Susan McCarthy; Michael DiVirgilio; & Joseph Leonardo (Developer, Leonardo Estates).

**I. CITIZENS FORUM**

None

**II. FORM A**

**LASELL ROAD/MAIN STREET (NORTHBRIDGE) / OAKHURST (SUTTON) -REVIEW/DECISION**  
ANR -81P plan (Assessor Map 1 Parcels 97 & 98)

Planning Board reviewed ANR plan with Kristen LaBrie (Andrews Survey & Engineering, Inc.) on behalf of AJR Realty Trust. Ms. LaBrie explained the subject property is located within the Town of Northbridge and the town of Sutton; requiring ANR endorsement by both Planning Boards.

Board reviewed ANR Checklist prepared by Planning. Ms. LaBrie noted, Owner/Applicant is agreeable to withholding endorsement until such time Sutton Solar (lessee of property) provides a letter acknowledging the ANR filing. Mr. LaBrie also agreed with the Town Planners assertion regarding buildable status in Northbridge, where accessible frontage will be via Oakhurst in Sutton.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to grant ANR approval to create Lot 1 as shown and described on the plan.*

In taking such action the Board noted Lot 1 (Assessor Map 1 Parcel 97) within Northbridge shall be considered not a building lot due to illusory access via Main Street. As discussed during its review, the Planning Board withheld endorsement of the ANR plan until such time the Applicant/Engineer provides consent and authorization from Sutton Solar, LLC (lessee of subject property).

**HUDSON STREET -REVIEW/DECISION**

ANR -81P plan (Assessor Map 21 Parcels 96-99)

Planning Board reviewed ANR plan with Craig Holmberg (Allen Engineering & Associates, Inc.) on behalf of Hudson Street Realty Trust (J&S Caya Realty Trust). Mr. Holmberg explained the subject property was modified via an ANR earlier this year, however the Owner(s) desire to adjust the property lines again.

Board reviewed ANR Checklist prepared by Planning. Mr. Holmberg explained necessary changes to the plan have been provided.

*Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz) the Planning Board voted (4-0) to grant ANR endorsement as shown and described on the ANR plan.*

### III. LEONARDO ESTATES -REVIEW/DECISION

School Bus Drop-off/Pick-up Parking Area

Performance Surety Reduction

Joseph Leonardo (Developer) noted, following the November Planning Board meeting he reviewed requirements for the on-street parking with property owners to consider alternatives. Mr. Leonard explained at the end of day it was decided to request an elimination of a portion of the sidewalk (from Highland Street), reduce the width of the dedicated parking spaces and shorten the length of the parking area along Windstone Drive. Planning Board reviewed letter dated November 29, 2019 from the Developer describing requests.

Paul & Susan McCarthy, property owners (Parcel A) voiced their concerns, reiterating comments made at the November 12, 2019 Planning Board meeting. Mr. McCarthy requested the Board to reduce the length of the parking area along his frontage from 80-feet to 50-feet; Brian Massey (Chair) felt 50-feet would not be long enough to accommodate four (4) vehicles. After some back-and-forth and clarifications from the Developer the Planning Board agreed upon reducing the length to 55-feet.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 4-0-1 [A. Kafal abstained -arrived late], to grant construction change to allow for (1) the sidewalk to originate within the subdivision and not extend out to Highland Street, (2) reduce the width of the off-street parking from 10-feet to 7-feet and (3) reduce the length of the off-street parking from 80-feet to 55-feet.*

In making said determination, 1.) the sidewalk shall be installed at Station 01+55 (approximately) through to the bulb of the cul-de-sac along Windstone Drive with ADA curb ramps at both terminus; 2.) the on-street parking shall extend 55-feet in length along the frontage of Parcel A (Windstone Drive), where 3 to 4 vehicles may park for school bus drop-off/pick-up and 3.) the width of the on-street parking shall be reduced from 10-feet to 7-feet as requested by the Developer.

Joe Leonardo, Developer explained to the Board that granite curbing has begun to be installed along Windstone Drive and at this time requests the Planning Board consider a bond reduction so he can show his lender (bank) progress.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (5-0) to grant a bond reduction for Leonardo Estates in accordance with Graves Engineering, Inc. (Consultant) updated punchlist and construction estimates for remaining work, subject to review and consent of same by the Department of Public Works.*

## IV. CARPENTER ESTATES -REVIEW/DECISION

## Performance Surety Reduction

R. Gary Bechtholdt II, Town Planner invited Board members to visit the Carpenter Estates (Hannah Drive) subdivision, noting the sidewalk, curbing and other improvements have been completed by the Developer and overseen by Graves Engineering, Inc. (Consultant). Brian Massey and Harry Berkowitz indicated they had visited the subdivision recently and observed the improvements. Mr. Bechtholdt noted the swales and raingardens will likely need some additional attention in the spring, as well as certifications from the project engineer will need to be submitted.

Planning Board acknowledged receipt of site visit report(s) from Graves Engineering, Inc.; overall, Planning Board members indicated satisfaction with recent work.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (5-0) to grant a bond reduction for Carpenter Estates in accordance with Graves Engineering, Inc. (Consultant) updated punchlist and construction estimates for remaining work, subject to review and consent of same by the Department of Public Works.*

## OLD/NEW BUSINESS

Approval of Meeting Minutes –March 26, 2019; April 16, 2019 & November 12, 2019

*Upon motion duly made (H. Berkowitz) and second (J. Berkowitz) the Planning Board voted (5-0) to approve the meeting minutes of March 26, 2019.*

*Upon motion duly made (H. Berkowitz) and second (A. Kafal) the Planning Board voted (5-0) to approve the meeting minutes of April 16, 2019.*

*Upon motion duly made (J. Berkowitz) and second (A. Kafal) the Planning Board voted (5-0) to approve the meeting minutes of November 12, 2019.*

True Nature's Wellness -Consulting Services (Engineering & Traffic)

Planning Board received copies of submittal packet for True Nature's Wellness, a proposed recreational marijuana retail establishment to be located at 1096-1110 Main Street. Mr. Bechtholdt explained that the proposed use requires Site Plan Review by the Planning Board and three (3) Special Permits: recreational marijuana establishment; Route 146 Overlay District and Aquifer Protection District. Mr. Bechtholdt noted the site is considered a Priority Development Site with the state (43D Expedited Permitting), were a decision shall be made within 180-days of the date of filing. *Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (5-0) to engage the services of Graves Engineering, Inc. to perform engineering peer review on its behalf.* Planning Board reviewed information from McMahon Associates (who they are and what they do); Mr. Bechtholdt reminded Board members that McMahon had provided traffic review for the gas station/Dunkin at the corner of Main/North Main/Arcade Street. *Upon motion duly made (J. Berkowitz) and seconded (A. Kafal) the Planning Board voted (5-0) to engage the services of McMahon Associates to perform traffic engineering peer review on its behalf.* Mr. Bechtholdt indicated arrangements have been made for a technical review meeting in advance of the scheduled Planning Board public hearing (January 14, 2020).

Open Space & Recreation Plan (update) -Status

Mr. Bechtholdt noting Board of Selectmen are seeking to fill vacancies; Public Forum/Workshop to be scheduled for February/March.

Streetlight Installation -Status/Update

Mr. Massey noted that he has not heard from the DPW Director in quite some time and questioned if this has fallen off his radar once again; Board members indicated their displeasure in the ongoing and continued delays with the DPW coordinating installs with National Grid and the Developers. Mr. Massey explained that he has provided the Director with sample letters and a checklist to assist him; yet nothing still gets done.

Subdivision -Update(s)

Planning Board acknowledged progress within Carpenter Estates and Leonardo Estates, as well as Presidential Farms (Phase V) and the Camelot subdivision, however concerned that the Developer was not able to pave before the weather turned (raised structures will need to be protected so they do not become damaged by plows). Planning Board noted their disappointment and continued lack of progress with Hemlock Estates. Planning Board reviewed Planning memorandum dated November 15, 2019 to the various Developers concerning snow plowing and sanding of unaccepted subdivision roadways (private). Mr. Bechtholdt reviewed with the Board process when a Developer neglects to address responsibilities, noting if/when property owners call DPW, DPW is to contact the contacts provided by the Developers (for plowing and sanding) if not addressed DPW may plow/sand roadway(s), where upon the town (DPW) will send a bill to the Developer.

Planning Board -Associate Member (Vacancy)

Point of information -no discussion.

Planning -Weekly Report(s)

Planning Board acknowledged receipt of Planning reports for December 02-06, 2019; November 25-29, 2019; November 18-22, 2019; and November 11-15, 2019.

Planning Board Concerns

Planning Board questioned DPW Director memorandum dated November 15, 2019 for Stone Hill Condominiums; not clear why it was sent to Planning or why DPW Director is looking to alter Planning Board's conditions of approval (Site Plan & Special Permit decisions of the Planning Board). Harry Berkowitz questioned why DPW, at the time did not allow for a lateral to be installed before the Church Street was repaved for the waterline improvements. Rainer Forst expressed concerns with the process the Planning Board reviews ECIS reports and how potential traffic impacts for projects appears not to be a priority in the review process. Mr. Forst also informed the Board that he met with the property owner on Lincoln Circle (corner of Roosevelt Drive) to review his concerns with the status of Phase V and his property.

Mail -Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for December 10, 2019; Draft Planning Board Agenda for January 14, 2019; Form A dated November 21, 2019 for Oakhurst (Lasell) Road; Plan of Land for 25 Oakhurst (Lasell) Road dated November 18, 2019; Checklist for Approval Not Required Plan dated December 02, 2019 for Main Street-Lasell Road (Northbridge)/Oakhurst Road (Sutton); Form A dated December 04, 2019 for

Hudson Street; Plan of Land for Hudson Street dated December 04, 2019; Letter dated November 29, 2019 to Town Planner from Terreno Realty, LLC regarding Bus Stop, Parcel A at Windstone Drive; Email dated December 02, 2019 to Terreno Realty, LLC from Town Planner regarding Leonardo Estates Bus Stop; Site Visit Report dated November 22, 2019 from Graves Engineering for Carpenter Estates; Site Visit Report dated November 18, 2019 from Graves Engineering for Carpenter Estates; Site Visit Report dated November 08, 2019 from Graves Engineering for Carpenter Estates; Site Visit Report dated November 13, 2019 from Graves Engineering for Carpenter Estates; Draft Minutes of March 26, 2019 Planning Board Meeting; Draft Minutes of April 16, 2019 Planning Board Meeting; Draft Minutes of November 12, 2019 Planning Board Meeting; McMahon Associates Qualifications; Community Planning & Development Weekly Report for November 18, 22, 2019; Community Planning & Development Weekly Report November 11-15, 2019; Memo dated November 15, 2019 to Subdivision under Construction from Planning Administrative Assistant regarding the 2019/2020 Snow Plowing & Sanding Contracts; Memo dated November 15, 2019 to Town Planner from DPW Director concerning Stone Hill Condominiums; Letter dated November 14, 2019 to Planning Board from Graves Engineering concerning Stone Hill Condominiums Site Plan and Stormwater Review; Blackstone Heritage Corridor 5th Anniversary of the Blackstone River Valley National Historical Park Open House on December 19, 2019 flyer; 2019 Gerry Gaudette Extra Mile Award recipient Harry Berkowitz and Blackstone Valley Chamber of Commerce Annual Meeting flyer; Draft letter dated November 15, 2019 to Building Inspector from Planning Board regarding Lovey's Garden Marketplace; Email dated December 03, 2019 to Department Heads from Town Clerk's Office regarding the Mandatory Conflict of Interest Law Education and Training Requirements; Document from mass.gov regarding the Forest Legacy Program; 2019 Planning Board Schedule of Meeting Dates

#### Other

Planning Board members acknowledged receipt of Conflict of Interest summary sheets and online training (to be performed every 2-years); announcement from the Blackstone Heritage Corridor to celebrate the 5<sup>th</sup> Anniversary of the Blackstone River Valley National Historical Park (Thursday, December 19, 2019); recognition of Harry Berkowitz for this year's 2019 Gerry Gaudette Extra Mile Award (Blackstone Chamber of Commerce), Board members congratulated Mr. Berkowitz on this well deserved award. Brian Massey signed letter to the Building Inspector regarding Lovey's Garden Marketplace and the need for the site operations to comply with the Planning Board's site plan approval.

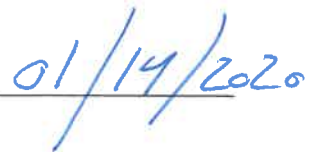
#### Adjournment

Having no additional business, the Planning Board adjourned its meeting of December 10, 2019 at or about 8:25 PM.

Respectfully submitted,

  
R. Gary Bechtholdt II  
Town Planner

Approved by the Planning Board:



Cc: Town Clerk  
/File

FROM	DATE	SUBJECT
Graves Engineering, Inc.	11/14/2019	Stone Hill Condos Site Plan & Stormwater Review
Conservation Commission	11/18/2019	Review Request Lot 9 Heights of Hill Street
Allen Engineering	11/25/2019	Retail Marijuana Dispensary (1096-1110 Main Street)

Douglas

- Public Hearing Notice – Application of Rebecca Cygielnik DeMarco and Robert N. DeMarco for a Special Permit for an accessory apartment at 112 Maple Street.

Grafton

- Public Hearing Notice – Application of Valiant Enterprises, LLC for a Modification of a Special Permit for a second one-year extension and the modification to include cultivation, processing and manufacturing of Adult Use marijuana at 8 Millennium Drive.
- Public Hearing Notice – Application of J. White's Automotive, LLC (applicant) and Richmond Properties, Inc. (owner) for a Special Permit and Site Plan Approval for an automotive repair facility at 20 Milford Road.
- Public Hearing Notice – Application of Robert and Karen Johnson (applicant) and Baystate Investment Fund, LLC (owner) for a site plan approval for a food establishment at 155 Main Street.
- Public Hearing Notice – Application of Joseph Frey for a Special Permit and Site Plan Approval modification by adding a 720 s. f. addition to the previously approved two-family dwelling at 12 Elm Street.
- Public Hearing Notice – Application of Prentice Place, LLC, c/o Sotir Papalilo (Applicant) and Karen R. Domenico (Owner) for a Special Permit to construct a two-family dwelling on property located at 34 Elm Street.
- Decision – Approved with Conditions the Special Permit for the Grafton Water District to construct a new pump station and associated site work at 98 Worcester Street.
- Decision – Approved with Conditions the Special Permit for Sean L. Larkin for an accessory apartment at 11 Spanish River Road.

Sutton

- Decision – Granted with Conditions the amendment to a Route 146 Overlay District Special Permit and a Groundwater Protection District Special Permit to construct a 4,800 s.f. full service carwash at Galaxy Pass for Bourakis Development, LLC.
- Decision - Granted with Conditions the Earth Removal Permit to Mary Bedoian (Pyne Sand and Stone Principle Operator and Bond Holder) at 47 Hough Road.
- Decision – Granted with Conditions the Modification of a Definitive Subdivision to Thomas Tomkiewicz to reconfigure the roadway layout property lines at LaPlante Way and no new lots are to be created.

Upton

- Public Hearing Notice – Application of Michael Connearney for a Modification of a Special Permit for a large lot frontage reduction off Mendon Street (#272, 276, 278 & 280).

Upton ZBA

- Decision – Approved with conditions the Special Permit for Lisa A. Masciantonio for a home business for esthetics (skin care) and Reiki treatments at 26 Fiske Avenue.
- Decision – Approved the Variance for Timothy & Jennifer Moran for a tool shed and pool shed that do not meet the minimum setback requirements at 23 Francis Drive.
- Decision – Approved the Variance for Linnea Lof & Gary Strichartz for a renovation/addition to a pre-existing non-conforming structure (house) at 9 Wildwood Avenue.

Uxbridge

- Public Hearing Notice – Application of Immanuel Corp for an Earth Removal Permit to excavate 115,054 cubic yards with a net removal of 112,588 cubic yards at 775 Millville Road.
- Decision – Approved with Conditions the Definitive Subdivision "Uxbridge Woods" at Eber Taft Road.