



**NORTHBRIDGE PLANNING BOARD  
MINUTES  
Tuesday, January 14, 2020**



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

**I. CITIZENS FORUM**

None

**II. FORM A**

None

**III. 7:05 PM RETAIL MARIJUANA DISPENSARY -PUBLIC HEARING  
1096-1110 MAIN STREET  
Site Plan Review – Section 173.49.1  
Article XII – Expedited Permitting  
Special Permit –Section 173-18.6 Retail Marijuana  
Special Permit -Art. XIII, Aquifer Protection District -Zone I  
Special Permit –Art. XVI, Route 146 Overlay District**

In accordance with the provisions of Massachusetts General Law and Section(s) 173-18.6 [Recreational Marijuana Establishments]; 173-49.1 [Site plan review by Planning Board]; Article(s) XII [Expedited Permitting]; XVI [Route 146 Overlay District]; and XVII [Aquifer Protection District] of the Northbridge Zoning Bylaw the Northbridge Planning Board shall hold a public hearing Tuesday, January 14, 2020 at 7:05 PM in the Selectmen's Chambers of the Northbridge Memorial Town Hall, 7 Main Street Whitinsville, MA, to consider the site plan/special permit applications of True Nature's Wellness, Inc. for a Retail Marijuana Dispensary to be sited at 1096-1110 Main Street.

The subject property, Assessor Map 1 Parcel(s) 114 & 115 consisting of 1.91 acres is located within the Business-Three (B3) Zoning District. A copy of the site plan (entitled "True Nature's Wellness, a Retail Marijuana Dispensary" prepared by Allen Engineering & Associates, Inc. dated November 12, 2019), site plan/special permit application(s), stormwater report, traffic study, and other supportive documents are on file with the Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) and may be viewed during regular office hours.

The notification requirements have been satisfied including publishing of the legal ad in the Worcester Telegram and Gazette.

The applicant requested a postponement / continuance of the opening of the Public Hearing due to the fact that there is not a full Planning Board in attendance this evening and there are Special Permits to be voted upon and a vacancy remains for an Associate Member.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 3-0 to postpone/continue the opening of the Public Hearing to February 11, 2020 at 7:05PM.*

**OLD / NEW BUSINESS**

Approval of Meeting Minutes –December 10, 2019

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 3-0 to approve the minutes of December 10, 2019 as written.*

Leonardo Estates -Monetary Donation (gift)

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 3-0 to recommend to the Board of Selectmen that they accept the monetary gift from Terreno Realty to the Playground and Recreation Committee for improvements to the Linwood basketball courts as part of the requirements in the Certificate of Approval for Leonardo Estates.*

2019 Annual Report of the Planning Board

The Planning Board reviewed the 2019 Annual Report and had no further comments or concerns.

Planning Board -Associate Member (Vacancy)

Point of information only.

Subdivision Status -Update(s)

The construction cost estimates for Carpenter Estates and Leonardo Estates have been received from Graves Engineering. There are raised structures in the roadway of the Camelot. They did not make the deadline for paving before the paving companies shut down for the winter.

Planning Weekly Report(s)

The Planning Board reviewed the weekly report(s) and had no further comments or concerns.

Planning Board Concerns

None

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for January 14, 2020; Draft Planning Board Agenda for January 28, 2020; Public Hearing Notice for a Retail Marijuana Dispensary at 1096-1110 Main Street for a Site Plan Review, Expedited Permitting and Special Permits for Recreation Marijuana Establishment, Aquifer Protection and Route 146 Overlay District; Review Report Form dated November 26, 2019 for 1096-1110 Main Street Retail Marijuana Dispensary; Letter dated December 17, 2019 to Town Clerk from Town Planner regarding True Nature's Wellness Site Plan Review Engineering Consulting Services; Letter dated December 19, 2019 to Town Clerk from Town Planner regarding True Nature's Wellness Site Plan Review Traffic Consulting Services; Site Plan Review form dated November 25, 2019 for True Nature's Wellness, Inc.; Special Permit Application dated November 26, 2019 for True Nature's Wellness, Inc.; Letter dated November 25, 2019 to Planning Board from Allen Engineering & Associates regarding Special Permit and Site Plan Review for True Nature's Wellness, 1096-1110 Main Street; Site Design Plan for True Nature's Wellness, Inc.; Site Plan Review Checklist dated December 10, 2019 for True Nature's Wellness (1096-1110 Main Street); Conservation Commission Staff Application Review dated December 11, 2019 for Retail Marijuana Dispensary; Section 173-18.6 Recreational Marijuana Establishments; Article XII.43D Expedited Permitting; Article XIII Aquifer Protection Districts; Draft Minutes of December 10, 2019; Letter dated November 18, 2019 to Terreno Realty from Planning Administrative Assistant regarding Leonardo Estates monetary contribution and copy of the check from Terreno Realty dated December 16, 2019; Draft Annual Report of the Planning Board; Letter dated December 06, 2019 to Building Inspector from Planning Board Chair regarding Lovey's Garden Marketplace; Community Planning & Development Weekly Report December 16-20, 2019; Sexual Harassment Policy Acknowledgement; 5.40 Sexual Harassment Policy of the Town of Northbridge; 2020 Planning Board Schedule of Meeting Dates.

96  
97 Other

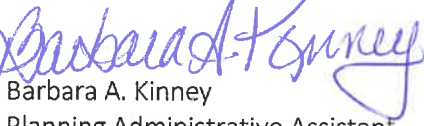
98 *January 28, 2020 Planning Board Meeting – Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the*  
99 *Planning Board voted 3-0 to cancel the meeting of January 28, 2020 due to the lack of a quorum.*

100  
101 *Quaker Street / Puddon Street - The Planning Office is in receipt of a complaint of runoff from the Quaker Street /*  
102 *Puddon Street Solar Facility. The complaint is being addressed by the developer.*

103  
104 Adjournment

105 Having no additional business, the Planning Board adjourned its meeting of December 10, 2019 at or about 7:08PM.

106  
107 Respectfully submitted,

108   
109  
110 Barbara A. Kinney  
111 Planning Administrative Assistant  
112

Approved by the Planning Board: \_\_\_\_\_

*02/11/2020*

113 Cc: Town Clerk  
114 /File

January 14, 2019

Planning Board

FROM	DATE	SUBJECT
Conservation Commission	12/16/19	Retail Marijuana Facility Review Form
MA Municipal Association	January 2020	The Beacon Newsletter
CS Energy	01/07/20	Email – Quaker St / Puddon St Complaint
Board of Health	01/07/20	Memo 1096-1110 Main St – Retail Marijuana Dispensary
Graves Engineering	01/09/20	Leonardo Estates Construction Estimate
Graves Engineering	01/09/20	Carpenter Estates Construction Estimate
Fairways at Shining Rock	01/13/20	Sidewalks on Clubhouse Lane

Douglas

- Public Hearing Notice – Application of Melissa Griswold for a Special Permit for an accessory apartment at 94 Pine Street.

Grafton

- Decision – Approved with Conditions the Special Permit for MJ Market, Inc. for a Marijuana Establishment, including but not limited to a Registered Medical Marijuana Dispensary, Marijuana Cultivator, Marijuana Product Manufacturer, Marijuana Retailer and Marijuana Transporter at 13 Centennial Drive and owned by SBA/WBDC.
- Decision – Approved with Conditions the Special Permit for Joseph H. Frey for a Modification of an approved Special Permit and Site Plan Approval by adding a 720 square foot addition to the previously approved two-family dwelling at 12 Elm Street.

Sutton

- Decision – Approved the Special Permit for Jeffrey Comolli for an accessory apartment at 166 Eight Lots Road.

Uxbridge ZBA

- Public Hearing Notice – Application of Uxbridge Rod & Gun Club for a Special Permit to expand the use of the private club by adding an additional gun range at 560 West Street.