



## NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, May 10, 2016

Recognizing the presence of a quorum, Chairman Brian Massey called the meeting to order at 7:00PM with Mark Key, George Murray, and Pamela Ferrara in attendance. Cindy Key, Associate Member and R. Gary Bechtholdt II, Town Planner were also present. James Berkowitz was absent.

The following members of the public were in attendance: Russell Bertelsen; Chad Gladue; Shaun Touhey; Ed Kilcoyne; Margaret Fairbanks; Warren Fairbanks; Dan Grady; Mike Mills; Diane Mills; James Athanas; and Alex Rogozenski

### I. CITIZENS FORUM

Russell Bertelsen of Roosevelt Drive addressed the Planning Board concerning work done within the Presidential Farms subdivision specific to the bike path, walking trail and the open space parcel (Parcel D). Mr. Bertelsen suggested according to the meeting minutes of September 22, 2015 the Developer agreed that he would level Parcel D, loam and seed it, install a water irrigation service and construct a parking area. Mr. Bertelsen was not clear on what type of surface the parking area would be made of and questioned how ADA standards and regulations would be satisfied. Mr. Bertelsen inquired about the number of parking spaces to be provided, markings and necessary signage. Mr. Bertelsen questioned if the open space parcel was still to include a split-rail fence along the gas easement and a chain-linked fence along the back side due to the steep drop-off. Mr. Bechtholdt indicated that he would confirm with the Developer the planned improvements to Open Space Parcel D. Chairman Massey explained to Mr. Bertelsen the items he referenced concerning additional fencing, benching and landscape plantings were discussed during the Boards consideration of modifying the approval to eliminate the walking trail and bike path in exchange for other improvements and other considerations. Mr. Massey reminded Mr. Bertelsen that at the conclusion of such review no modifications were approved by the Planning Board because the Developer and residents could not come to a mutual agreement or an understanding for alternatives. Mr. Massey noted as it stands now, for better or for worse, the Developer is to construct and provide the improvements detailed and shown on the plans approved by the Planning Board in 1999/2000. Mr. Bertelsen questioned where a disabled individual will park to access the bike path, suggesting the existing sidewalk should extend to the cul-de-sac where the bike path begins. Mr. Bertelsen questioned, if vehicles are allowed to park along the cul-de-sac, would emergency vehicles and others be able to maneuver around. Mr. Bertelsen explained that he wants to make sure there is adequate signage along the bike path, indicating hours of operation and rules (no motorized vehicles, etc.). Mr. Bertelsen stated DCR has signage standards that should be implemented. Mr. Bertelsen questioned if the material used for the bike path was consistent with the approved plan, noting he reviewed the plan and does not believe ground asphalt is being used. Mr. Bertelsen indicated that the bike path has sharp turns and steep inclines, noting the developer has (in areas) installed large boulders delineating the boundary of the bike path. Mr. Bertelsen feels the placement of these boulders a safety concern; describing a situation where a young child traveling down the bike path may fall and land on the boulders. Mr. Bertelsen suggested rather than boulders some sort of (wooden) guardrail system should be installed. Mr. Bertelsen noted the bike path terminates (dead-ends) near the P&W railroad tracks where there is a significant drop-off between the bike path and railroad track. Mr. Bertelsen suggested there should be some sort of barrier to prevent bikers from going onto the railroad tracks. Mr. Bertelsen informed

the Board, according to DCR regulations, there should be a designed turn-around for the bike path, right now it just ends; the Developer should provide an area for bikers to turn around. Mr. Massey questioned if DCR regulations are applicable. Mr. Bertelsen expressed concerns; if the bike path and walking trails are to be conveyed to the town, would the town become liable or responsible for correcting any deficiencies, noting he would much rather have the Developer build it now than the town at a later date. Mr. Bertelsen concluded his comments on the bike path stating it is gorgeous. However, he noted some stumps still need to be ground down and low-hanging branches cut back. Mr. Bertelsen questioned whether or not the wetland areas have changed since the original approval of the walking trail, noting the plans shows X square-feet of wetland filing and X square-feet of replication; have the wetland areas increased/decreased. Mr. Bertelsen asked if there is a to-do-list or punch list; noting what additional items need to be addressed before the bike path and walking trails are deemed complete. Mr. Bertelsen expressed concern with the width of the walking trails; questioning if first aid and fire department personnel will be able to get back there in the event of a serious injury. Mr. Bertelsen asked if anyone has contacted the Department of Public Works to see if they have come up with a maintenance scheduled and how they will handle the necessary upkeep of the bike trail and walking paths. Mr. Bechtholdt noted the Planning Board has a consultant overseeing the subdivision construction including the walking path and bike path. Mr. Bechtholdt also mentioned that he has been in contact with the Developer and will continue to do so. Mr. Bechtholdt explained that he, along with the Planning Board Chairman, attend a site visit with the Director of Public Works where we walked the entirety of the bike path; the DPW Director is aware of these improvements and potential for the town to assume maintenance responsibilities.

Warren Fairbanks, abutter to the Presidential Farms subdivision, explained he has experience with ADA statute and its compliance requirements; suggesting the issue with accessibility of the bike path and walking trial may be significant. Mr. Fairbanks noted compliance requirements is when the construction starts, not the date of a plan approval and cannot be grandfathered in. Mr. Fairbanks suggested if the walking trail and bike path is accepted in a non-compliance state; the town may need to make the corrections.

Chairman Massey solicited additional comment for Citizens Forum. Having none, the Board considered items included on the May 10, 2016 agenda.

## **II. BY-LAW REVIEW COMMITTEE –PLANNING BOARD APPOINTMENT**

Sec 8-9 (b) Home Rule Charter

Chairman Massey reviewed with the Planning Board email communication (received April 19 2016) from Sharon Susienka, Executive Assistant to the Town Manager, regarding the Planning Board's appointment to the By-law Review Committee.

*Upon motion duly made (Ferrara) and seconded (Murray) the Planning Board voted (4-0) to appoint Mark Key to serve on the By-Law Review Committee on behalf of the Planning Board.*

## **III. FORM A**

None

IV. 320 ROOSEVELT DRIVE (LOT #41) –DECISION

Buffer Zone Clearing –Request

Upon motion duly made and seconded the Planning Board voted (4-0) to waive the reading of the public meeting notice.

*“The Planning Board shall hold a public meeting on Tuesday, May 10, 2016 (7:05PM) in the Selectmen’s room of the Northbridge Memorial Town Hall (7 Main Street, Whitinsville, MA) to consider a request from Chad P. Gladue of 320 Roosevelt Drive, Lot 41 Presidential Farms, to allow for the removal of natural vegetation within the 50-foot buffer zone line, delineated on the Presidential Farms Definitive Subdivision/Flexible Development plan and restricted in the Certificate of Approval dated February 14, 2000 (Condition #30). Accordingly, Lots 40-58 within the subdivision shall be subject to the following restriction which shall be incorporated into the initial deed of applicant to any purchaser and shall remain in perpetuity. All dwellings and structures shall be a minimum of 50-feet from adjacent properties. This shall be known as the buffer zone which is to be retained in its natural vegetative state to the maximum extent feasible. There shall be no cutting or mowing within the buffer zone without approval from the Planning Board. A copy of the Certificate of Approval, Definitive Subdivision plan sheet(s) and other supportive documentation are on file with the Office of the Town Clerk, 7 Main Street Whitinsville, MA and with the Planning office, 14 Hill Street (Town Hall Annex) and may be reviewed during normal office hours. The purpose of this meeting is to provide an opportunity for public comment, anyone wishing to be heard should attend said meeting at the time and place designated.”*

Chairman Massey welcomed Chad Gladue of 320 Roosevelt Drive for his petition to the Planning Board to allow for the removal of trees and vegetation within the designated 50-foot buffer zone. Mr. Gladue reviewed with the Planning Board his letter dated April 07, 2016 to clear trees in his backyard for the purpose of creating a grassed, fenced-in area for his children and dogs. Mr. Gladue explained that he seeks permission to clear to the existing stone wall at the rear of his property and install a white-vinyl privacy fence.

Mr. Bechtholdt reviewed with the Planning Board and explained to the public the purpose and intent of the proceedings. Mr. Bechtholdt, in reference to Community Planning & Development Memorandum dated April 08, 2016, explained that Lot 41 (320 Roosevelt Drive), located within the Presidential Farms subdivision, has a Deed restriction; where a 50-foot buffer zone line is to be maintained along the rear of the property. Mr. Bechtholdt explained, as provided for in the condition of approval for the Presidential Farms subdivision, Lots 40-58 are all subject to the following restriction: all dwellings and structures shall be a minimum of 50-feet from adjacent properties. This shall be known as the buffer zone which is to be retained in its natural vegetative state to the maximum extent feasible. There is to be no cutting or mowing within the buffer zone without approval of the Planning Board.

Mr. Bechtholdt explained that the property owner previously met with the Planning Board regarding his request and was required by the Planning Board to attend a public meeting with notification sent to abutters prior to the Board’s determination. Mr. Bechtholdt acknowledged the current Planning Board members were not on the Planning Board in 2000 when this subdivision or conditions of approval were considered. Mr. Bechtholdt explained the purpose of the public meeting (notice) was to inform others within the

Presidential Farms subdivision of the Deed restriction (50-foot buffer) and to solicit input from abutters and others that may have participated in the original Presidential Farms subdivision approval process.

Mr. Massey, before opening up discussion to the public, read into the record a letter dated April 27, 2016 from Richard R. Sasseville and Patricia A. Sasseville, of Jefferson Avenue, in opposition to the request to disturb the 50-foot buffer zone.

James Athanas of Jefferson Avenue spoke in opposition to the request; suggesting if the Planning Board grants approval, they likely will set a precedent for all future requests.

Warren Fairbanks of Jefferson Avenue spoke in opposition to the request, noting he attended the subdivision proceedings back in 1999/2000. The requirement to have and maintain this buffer zone was an important component to the approval; its clearing defined on the plan and cited in the Deeds and should be preserved.

James Hill of Roosevelt Drive, owner of one of the other properties with the same Deed restrictions noted, before they purchased, they spoke with the Developer about the buffer zone and had their home constructed in manner to allow for a backyard while still preserving the buffer zone area within the property.

Chad Gladue (Owner/Applicant) questioned, if preserving the buffer was so critical and important, why is there a provision for the Planning Board to approve clearing within the 50-foot buffer zone. Mr. Gladue suggested other properties with buffer zone restrictions have rocky terrain and elevation challenges that may make it cost prohibited to clear far back into the buffer zone; Mr. Gladue believes it's unlikely that a lot of other property owners would seek approval to clear within the 50-foot buffer area.

Chairman Massey sought additional input from the public; having none, Mr. Massey looked to the Planning Board for comment.

George Murray voiced his opposition to the request, noting the buffer zone is clearly marked on the approved subdivision plan and feels the Board should honor the approval.

Pamela Ferrara agreed with Mr. Murray, noting she believes the buffer zone provides valuable habitat for wildlife and should be maintained and undisturbed as much as possible.

Mark Key agreed with Ms. Ferrara and Mr. Murray. Mr. Key noted that there have been instances in the past where the Planning Board has been asked to revisit decisions. Perhaps, because provisions were unclear or there was a safety or a more coherent concern. Mr. Key felt the buffer zone restriction was established for a reason and the project was designed accordingly; does not see a significant reason to revisit. Mr. Key believes the buffer zone should be left as it is.

Brain Massey, in summarizing the discussion and input received, agreed with his fellow Board members that the buffer zone should be maintained. Mr. Massey felt that if the Board was to allow for one; they would need to allow for others. Thereby, for all practical purposes, eliminating the buffer zone.

Mr. Massey sought additional comment from the Board and the public. Mr. Key thanked Mr. Gladue for coming forward to seek the necessary permission, suggesting others may not have done so. Mr. Massey

noted he appreciates Mr. Gladue for coming forward and following the provisions of the approval. Having no further discussion, the Planning Board voted on the request.

*Upon motion duly made (Murray) and seconded (Ferrara) the Planning Board voted (4-0) to deny the request to remove trees and vegetation within the designated 50-foot buffer zone of Lot #41 (320 Roosevelt Drive) within the Presidential Farms subdivision.*

Reference is made to Condition #30 of the Presidential Farms, Definitive Subdivision Certificate of Approval dated February 14, 2000, whereas Lots 40-57 shall be subject to the following restrictions: all dwellings and structures shall be a minimum of 50-feet from adjacent properties; the buffer zone is to be retained in its natural vegetative state to the maximum extent feasible; and there shall be no cutting or mowing within the buffer zone without approval of the Planning Board.

Mr. Fairbanks mentioned to the Planning Board that the Developer is currently preparing the last phase of the development (Phase V). Mr. Fairbanks is concerned that the Developer did not stake out the buffer zone along the proposed house lots that abut Jefferson Avenue and Lincoln Circle; noting, as part of the discussions some 14-years ago, he asked that the buffer zone be staked out in the field. This, however, did not get included in the wording of the decision.

Mr. Fairbanks explained that the Developer has cleared the site for the roadway and has transported the dirt pile from the end of Roosevelt to Phase V. Mr. Fairbanks is concerned of construction noise, air quality and dust controls. Mr. Fairbanks indicated that air quality falls under the jurisdiction of the Board of Health which includes dust control; governed by the Department of Environmental Protection (DEP). Mr. Fairbanks indicated that he will be in contact with the Board of Health to enforce; noting, if the Board of Health defers, DEP will step in.

Mr. Fairbanks explained presently there is a 30-foot high, 120-foot long pile of dirt 35-feet away from the property line. Mr. Fairbanks assumes the Building Inspector has jurisdiction and oversight regarding this and should be addressed. Mr. Fairbanks indicated that the required erosion controls are not in place and is concerned about the potential of dirt washing out onto Jefferson Avenue. Mr. Fairbanks believes it is very irresponsible for a development, at this stage, to disregard local and state regulations. Mr. Fairbanks feels it is not his job to make the Developer aware of this.

Mr. Bechtholdt explained that the Developer was required to submit an Erosion and Sediment Control Plan for each phase of the project, if the Developer is not following this plan then the Board's consulting engineer will look into it so it is corrected. Mr. Fairbanks suggested that sediment and erosion controls falls under the jurisdiction of the Conservation Commission. Mr. Bechtholdt agreed there may be some overlap; suggesting, in areas of non-jurisdictional control, the Planning Board consulting engineer oversee and monitors stormwater, sediment and erosion control. Mr. Bechtholdt indicated that he would contact the Developer to review installation of necessary sediment and erosion controls, as well as dust control.

Mr. Bechtholdt sought clarification from Mr. Fairbanks concerning the requirement to stake the buffer zone prior to construction activity within Phase V, stating he reviewed the conditions of approval and did not see a provision requiring the Developer to do so. Mr. Fairbanks agreed, noting it was not included in the approval however RH White (original developer) indicated that they would.

Mr. Bertelsen reminded the Planning Board of the town ordinance restricting hours of construction and informed the Planning Board that there have been instances where builder has ignored this regulations. Mr. Bertelsen explained that he called the cops one time and had the police order his sub-contractors off the roof.

The Planning Board acknowledged that they were aware of the ordinance on hours of construction and explained that the Building Inspector is the enforcement officer. Mr. Bechtholdt noted that unfortunately, when a violation occurs, it's after business hours and the Inspector receives the complaint after the fact. Mr. Bechtholdt indicated that he would notify the Building Inspector to make him aware of this concern.

The Planning Board thanked the public for attending the meeting and providing input.

## OLD / NEW BUSINESS

### Approval of Meeting Minutes – March 22, 2016 and April 12, 2016

*Upon motion duly made (Ferrara) and seconded (Murray) the Planning Board voted (3-0-1[Key abstained]) to approve the meeting minutes of March 22, 2016 as amended. The Planning Board tabled action concerning meeting minutes of April 12, 2016.*

### Planning Board Meeting of May 24, 2016 –Vote to Postpone/Reschedule

*Upon motion duly made and seconded the Planning Board voted (4-0) to postpone/reschedule the meeting of May 24, 2016 to Tuesday, June 21, 2016.*

### The Hills at Whitinsville Subdivision –Performance Bond Release

Mr. Bechtholdt explained to the Planning Board that the performance bond held for this particular project consisted on three (3) components: 1) roadway & infrastructure; 2) fire alarm call-boxes & 3) wetland replication. Mr. Bechtholdt reminded Planning Board members the Fire Department, during the time of subdivision completion, contemplated whether or not to continue to require the installation of fire alarm call-boxes within the subdivisions. In the meantime, a bond was established (deposited) for the remaining installation; the Fire Department later determined they would no longer utilize this type of equipment. Mr. Bechtholdt explained the Order of Conditions issued by the Conservation Commission required that the wetland replication area approved for this project be guaranteed for a period of a few years after completion; another bond was established (deposited) in addition to the typical bonding for a subdivision roadway and improvements. Mr. Bechtholdt reviewed with the Planning Board Conservation Commission Memorandum dated April 20, 2016 recommending the release of their portion of the bond. Mr. Bechtholdt explained the bond release may, in fact, be a final release which necessitates a more formal process, one that requires publication in the local newspaper prior to consideration. Mr. Bechtholdt noted that he spoke with Mark Anderson of Heritage Design Group, who is representing the Owner/Applicant, to inform him that the Board will consider this request tonight.

### Leonardo Estates –Model Home (Lot #18)

Joe Leonardo (Developer) met with the Planning Board to request permission to allow for the issuance of a building permit for a model home on Lot 18 prior to formal lot release. Mr. Leonardo provided the Planning Board with an update on the overall construction status of Leonardo Estates noting the water and sewer lines have been installed, as well as drainage infrastructure and the roadway gravel compacted and driven

over this past winter. Mr. Leonardo reminded Board members that he missed paving the roadway (binder course) by one week before the paving company shutdown for the winter. Mr. Leonardo noted that the wetland crossing has also been completed. Mr. Leonardo then reviewed with the Planning Board his construction schedule for this year; reference is made to construction schedule update dated May 10, 2016. Mr. Leonardo informed the Board the he is scheduled to pave (binder course) on May 18, 2016 and has been in contact with the DPW, the Board's consulting engineer and the project engineer. Mr. Leonardo explained that he will be looking to establish a performance bond sometime in June/July 2016, however in the meantime would like the ability to construct a model home on Lot #18 so he can start marketing the house lots. Mr. Leonardo reviewed with the Planning Board the location of Lot #18, the first house lot on the left. Mr. Leonardo confirmed for Mr. Murray that the water and sewer line has been stubbed for Lot #18. Mr. Bechtholdt asked if Lot #18 would require a pump for the sewer; Mr. Leonardo indicated that this particular lot would not require any additional pumping to the gravity line in the subdivision roadway; only a few lots will require a separate pump. Mr. Bechtholdt reminded Board members that they had asked the Sewer Superintendent to provide written confirmation indicating whether or not the sewer has been installed as design and approved. Mr. Leonardo indicated that the Sewer Superintendent has been out to the site a number of times to inspect the line, noting he was not sure if he provided written confirmation. Mr. Leonardo explained that he is not aware of any concerns from the Director of Public Works or Sewer Superintendent. Mr. Bechtholdt reminded Board members that there was not a lot of elevation/pitch to the gravity sewer and wants to make sure the Sewer Division is satisfied with the construction. Mr. Bechtholdt suggested the Board does not want to be in position later on where the 18-lots are occupied and an issue with the sewer is discovered. Mr. Leonardo noted he was confident the work completed was done as approved and designed. Mr. Leonardo explained his project engineer prepared as-builts for the sewer which he required before he finalized things with the sub-contractor hired to install the sewer lines. Mr. Bechtholdt indicated that he would contact the Sewer Superintendent about providing the Planning Board with written confirmation. Mr. Leonardo indicated that he, too, would talk with the Superintendent. *Upon motion duly made (Murray) and seconded (Ferrara) the Planning Board voted (4-0) to authorize the Town Planner to sign-off on a building permit application for Lot #18 within the Leonardo Estates subdivision for the purpose of constructing a model home subject to the placement of binder course, erosion controls and receipt of communication from the Sewer Superintendent certifying the sewer installation. In taking such action, the issuance of occupancy shall be restricted for Lot #18 until such time the Developer posts and secures the necessary performance bond with the town and the lot(s) are formally released from the Covenant by the Planning Board.*

#### Planning Board Studies & Initiatives –Discussion

The Planning Board noted the need to update additional zoning provisions (table of use, land use terms, etc.) and the desire to prepare a Master Plan as part of a more comprehensive zoning update.

#### Subdivision/Site Developments –Updates

Mr. Bechtholdt explained to the Board that he, along with Mr. Massey, the DPW Director and Highway Superintendent, conducted a site visit with the developers of Presidential Farms (David Brossi) and Hemlock Estates (Joe Marinella). Mr. Bechtholdt noted the drainage basins within Presidential Farms (phase III & IV) need to be cleaned-up with verification from the project engineer confirming whether or not the ponds have been built as approved and working as designed. Mr. Bechtholdt mentioned that David Brossi will drain the two (2) ponds behind the house lots (w/in Phase IV) and will replace the bottom material with new material as the sediment build-up over the years may contribute to the ponds being full. Mr. Bechtholdt also noted

the basins will be removed of excess vegetation and that the DPW Director is not satisfied with portions of the binder (Roosevelt Drive) and will need to be replaced before top course. Mr. Bechtholdt indicated that he appreciates that the DPW Director stated his concerns to the Developer, noting if he is not satisfied with the work it should be corrected. Mr. Bechtholdt and Mr. Massey applaud the DPW Director for his stance and looking out for the town. Mr. Bechtholdt indicated that progress continues to be slow within the Hemlock Estates subdivision and reminded Mr. Marinella the need to loop the water line and improve Gendron Street. Mr. Bechtholdt also mentioned there is some significant cracking of the pavement within the Hemlock Street cul-de-sac which needs to be addressed before the roadway is potential compromised. Mr. Bechtholdt mentioned that they also reviewed the Shining Rock Drive cul-de-sac which he understands may be readied in time for street acceptance considerations in the fall.

#### Open Space & Recreation Plan –Update

Mr. Bechtholdt provided the Planning Board with a general update on the status of the Open Space & Recreation Plan, noting the consultant has reached out to the Sewer Division for build-out and capacity information. Mr. Bechtholdt suggested an initial draft will be distributed June/July.

#### Housing Production Plan –Update

Mr. Bechtholdt provided the Planning Board with a general update on the status of the preparation of the Housing Production Plan (HPP) for the town. Mr. Bechtholdt reminded Board members that he forwarded the draft Housing Needs Assessment prepared by Karen Sunnarberg, Housing & Planning Consultant. Mr. Bechtholdt mentioned he would have liked to see the Open Space Plan completed before focusing on the HPP. However, with some time management and help from the Planning Board, both initiatives may be worked on concurrently. Mr. Bechtholdt suggested a public forum may be scheduled later in the summer.

#### Mail –Review

In addition to the mail listed the Planning Board noted receipt of the following communications: Planning Board agenda for May 10, 2016; Email dated April 19, 2016 to Town Planner with a cc: to Planning Board Chair from Assistant to Town Manager regarding By-Law Review; Letter dated April 12, 2016 to Town Clerk with a cc: to Lisa Ferguson, Board of Selectmen, Town Manager, and Planning Board from Town Moderator concerning appointment of Lisa Ferguson to the Bylaw Review Committee; Section 8-9 Periodic Review, Charter and By-Laws; Public Meeting Notice for 320 Roosevelt Drive with a cc: to Town Manager / BOS, Town Clerk, Conservation, Building, Owner / Applicant, Developer, and Abutters; Letter dated April 14, 2016 to Chad Gladue from Town Planner concerning 320 Roosevelt Drive (Lot 41); Memo dated April 8, 2016 to Planning Board from Town Planner regarding 320 Roosevelt Drive; Letter dated April 7 2016 to Town Planner from Chad Gladue regarding 320 Roosevelt Drive (Lot 41); Presidential Farms part of subdivision plan and Condition of Approval #30; Part of Presidential Farms subdivision dated July 27, 1999 plan showing Lot 41; Picture of trees (buffer zone); Letter dated April 27, 2016 to Planning Board from Richard and Patricia Sasseville regarding Presidential Farms Subdivision 50 foot buffer zone restriction; Draft minutes of March 22, 2016; Memo dated April 11, 2016 to Town Planner with a cc: to Hill St. Nominee Trust from Heritage Design Group concerning Hills at Whitinsville Bond; Email dated May 3, 2016 to Town Planner with a cc: to Planning Board Chair from Heritage Design Group regarding Hills at Whitinsville bond release; Chapter 222 Subdivision Rules and Regulations page 37 and 38 (of 72) M. Release of performance guaranty; Memo dated April 20, 2016 to Planning Board from Conservation Commission regarding Hills at Whitinsville Bond Release; Letter dated April 20, 2016 to Land Court with a cc: to Worcester Registry of Deeds and Worcester Registry District from Town Planner regarding Town of Northbridge Subdivision Rules and Regulation Amendments



MGL 41 81Q (Planning Board: adoption of rules and regulations); Letter dated April 20, 2016 to Worcester Registry District with a cc: to Worcester Registry of Deeds and Land Court from Town Planner regarding Town of Northbridge Subdivision Rules and Regulation Amendments MGL 41 81Q (Planning Board: adoption of rules and regulations); Email dated May 2, 2016 to Shaun Touhey from Town Planner concerning 142 Roosevelt Drive (Presidential Farms); Email date April 27, 2016 to Rosa Orazine from Town Planner concerning Walking / bike path at Presidential Farms; Northbridge Business Breakfast on June 1, 2016 flyer; Planning Board 2016 Schedule of Meeting dates.

#### Other

Planning Board scheduled a meeting date of June 21, 2016 for preliminary plan (Sunrise Estates) and site plan review for self-storage facility off of Douglas Road and Castle Hill Road. Planning Board acknowledged that a true attest copy of the amended Subdivision Rules & Regulations was provided to the Land Court and Worcester Registry of Deeds as required pursuant to MGL CH 41 SEC 81Q. In reference to email communication received May 02, 2016 from Shaun and Lee Touhey (Roosevelt Drive) and email received April 27, 2016 from Rosa Orazine (Roosevelt Drive), Mr. Bechtholdt asked the Planning Board if they wish to reconsider the matter specific to amending the walking trail and bike path within the Presidential Farms subdivision. Planning Board members suggested, if the Developer decides to petitions the Board to reconsider, then the Board will revisit the matter. Mr. Bechtholdt invited the Planning Board to a Business Breakfast the Planning office and the Blackstone Valley Chamber of Commerce is hosting on Wednesday June 01, 2016 (8:00AM –Town Hall). Mr. Bechtholdt informed the Board that the Planning office is in receipt of the one-time monetary donation from the Developer of the Carpenter Estates subdivision and reminded the Board that the proceeds shall be used, at the discretion of the DPW Director, for updates and/or improvements to existing ball fields and playgrounds. Mr. Bechtholdt explained that he has been in contact with the Playground & Recreation Committee and DPW Director to identify how these funds will be utilized. Mr. Bechtholdt explained arrangements will be made with the Board of Selectmen to vote to accept this one-time donation on behalf of the town.

#### **ADJOURNMENT**

Having no additional business the Planning Board adjourned its meeting of Tuesday, May 10, 2016 at or about 8:40 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II  
Town Planner

Cc: Town Clerk