



## NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, August 30, 2016

### **SITE VISIT (5:00 PM) Presidential Farms Subdivision (Phase 3 & 4 Roosevelt Drive & Wilson Street), bike path and walking trails**

The following Planning Board members attended the site visit: Chairman Brian Massey, Mark Key, Pamela Ferrara, Harry Berkowitz and James Berkowitz. R. Gary Bechtholdt II, Town Planner, David Brossi, Developer, and Jeff Howland, Consulting Engineer, were also present.

Planning Board began by walking the bike path under construction, accessed via the cul-de-sac on Roosevelt Drive. At the terminus of the bike path the Planning Board walked the planned layout of the walking trails recently roughed in (cleared) by the Developer. Mr. Brossi indicated the wetland crossing(s) will require additional oversight and approval from the Conservation Commission. Planning Board exited the walking path via an easement back onto Roosevelt Drive. Planning Board members observed the drainage areas (ponds) for Roosevelt Drive & Wilson Street. Mr. Bechtholdt reminded Mr. Brossi that his site engineer is to provide the Planning Board with a letter certifying that the ponds were constructed as approved and working as designed.

The Planning Board then walked along Roosevelt Drive (south-easterly direction) towards Lincoln Circle. Board members noted location within the grass strip where additional loam would be required, as well as locations where tall weeds and grass required attention. Mr. Brossi agreed.

The Planning Board reviewed the reveal of the granite-curbing and the consultant inspected a series of catch basins, noting some hoods may be missing and need to be cleaned. Mr. Howland also noted locations where joints between the granite curbing still need to be mortared.

Mr. Brossi was informed that the Building Inspector requires a fence to be installed along the retaining wall (wetland crossing) constructed along Roosevelt Drive. Mr. Brossi noted that he ordered material for the guard-rails and asked if he needed to provide both. After discussion with the Board's consulting engineer the Planning Board was amendable to allow for a construction change.

Upon motion duly made and seconded the Planning Board voted (5-0) to consider and allow for a construction change to substitute the guardrails to be installed at the wetland crossing on Roosevelt Drive with chain-link fencing.

In making its determination the Planning Board acknowledged that the Building Inspector required the Developer to install fencing along the top of the retaining walls which is required per today's code. Mr. Brossi, under the direction of the Planning Board's engineering consultant shall install chain-linked fencing, a minimum of 4-feet in height along both sides of Roosevelt Drive at the base of the retaining wall (structure).

Board members questioned an exposed conduit sticking out of the ground; Mr. Berkowitz thought it may have been for a water service. Mr. Howland suggested Mr. Brossi look into it and remove/cap it.

Mr. Massey stated that a number of the required street trees are missing and still need to be planted and noted there are a number of areas which need to be cleaned up (construction debris and stockpile areas observed along the roadway edge).

Planning Board members reviewed the community mailbox installed on Roosevelt Drive and questioned if ADA standards were satisfied. Mr. Brossi was asked to look into it; the Board felt the current location was not accessible.

Mr. Massey noted once again more locations where street trees were not planted and the need to place additional loam and seed within the grass strip. Mr. Brossi agreed.

Planning Board members observed survey monumentation, noting some markers were granite, while others were not. Mr. Brossi is to review the regulations to verify if all markers need to be granite. Mr. Howland will confirm locations when he reviews the layout plan as it appears some markers may be missing or hidden from view.

At the intersection of Roosevelt Drive and Lincoln Circle the Planning Board observed the location of a utility box, a large rock outcrop exposed within the right-of-way and missing handicapped ramp(s) and sidewalk aprons. Board members noted the recent construction activity of Phase 5, the remaining portion of Roosevelt Drive on the opposite side of Lincoln Circle.

Planning Board members then walked Wilson Street from Lincoln Circle back to the Roosevelt Circle cul-de-sac. Members observed the side slope along the backside of the sidewalk, noting the slope shall not be greater than 2:1. Mr. Howland believed, based upon visual observation, that the side slope satisfied the regulations, however would confirm when he reviews the layout and as-built plans.

Planning Board noted missing section of sidewalk and apron at the planned parking area of the open space lot at the end of Roosevelt Drive.

At the cul-de-sac of Roosevelt Drive the Board asked Mr. Brossi to confirm landscaping plantings within the island were consistent with the approved plan. Board members also noted the missing streetlight. Mr. Massey noted that in talking with the DPW they approved the height of the base and will provide the Planning Board with a letter.

While reviewing the cul-de-sac the Planning Board was greeted by C.J. Stasinos of 565 Roosevelt Drive concerned about the recent damage to his driveway. The Planning Board reviewed the location where an existing underdrain day lighted from the house installed by the developer was also exposed. Mr. Brossi was asked to review and to correct the situation. Mr. Brossi was also advised to install landscape screening around the utility boxes.

At the conclusion of the site walk the Planning Board convened to review the overall status of the Roosevelt Drive & Wilson Street and consideration of street acceptance at this time.

Mr. Massey noted that the Town Planner is still awaiting receipt of a number of required documents and certifications required for street acceptance, including a Certificate of Compliance from the Conservation

Commission. After some general discussion the Planning Board agreed that the roadways were not ready at this time for street acceptance. Mr. Massey reminded Mr. Brossi that he could request the Planning Board grant a bond reduction for the work completed.

*Upon motion duly made (M. Key) and seconded (J. Berkowitz) the Planning Board voted (5-0) to WITHDRAW the Roosevelt Drive and Wilson Street (Presidential Farms) Street Acceptance articles for the 2016 Fall Annual Town Meeting. In making its decision the Board noted the roadways and associated improvements have not been satisfactory completed and submittal of necessary documentation for street acceptance have not been received.*

Mr. Brossi will provide the Planning Board with a request to consider a bond reduction. Mr. Howland will provide the Planning Board and Mr. Brossi with an updated report detailing items reviewed during the site visit and others noted during subsequent inspections.

#### ADJOURNMENT

Having no additional business the Planning Board adjourned its meeting (Presidential Farms Site Walk) of Tuesday, September 30, 2016 at or about 7:35 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II  
Town Planner

Cc: Town Clerk