

NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Monday, February 06, 2017

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

The following members of the public were in attendance: Stephen O’Connell (Andrews Survey & Engineering, Inc.), Joseph Marinella (J&F Marinella Dev), Michelle & Chris Petrarca (270 Fir Hill Lane/Lot 20)

I. CITIZENS FORUM

None

II. FORM A [ANR -81P plan] –Review/DecisionFir Hill Lane (Assessor Map 19 Parcels 367, 368, 373, 374, 376, & 377)

Joseph Marinella thanked the Planning Board for holding the special meeting. Board members acknowledged Mr. Marinella and explained to him the only reason they were willing to meet was that it was their understanding that the buyer for Lot 20 may lose their mortgage/rate if they are unable to close on the property this week. Michelle & Chris Petrarca (buyers) also attended and thanked the Planning Board.

Mr. Bechtholdt advised the Planning Board that the ANR application proposes shifting property lines of six (6) lots within the Hemlock Estates subdivision; Lot 13, Lot 14, Lot 19, Lot 20, Lot 22, and Lot 23. Mr. Bechtholdt explained that it was his understanding that the home constructed on Lot 20 did not satisfy minimum side setbacks and would not be eligible for occupancy with this known zoning violation. The ANR plan would correct this oversight and presumably authorize the Building Inspector to issue occupancy, thereby allowing for the scheduled closing on the property.

Stephen O’Connell of Andrews Survey & Engineering reviewed the ANR plan entitled “Plan of Land on Fir Hill Lane in Northbridge, MA” dated January 27, 2017 and prepared by Andrews Survey & Engineering, Inc. Mr. O’Connell reviewed proposed conveyance of Parcel A (Lot 13R & Lot 14R), proposed conveyance of Parcel B (Lot 20R & Lot 21R) and proposed conveyance of Parcel C (Lot 22R & Lot 23R) as shown and described on the plan. Mr. Bechtholdt noted that the ANR plan had been revised to address comments noted in the ANR Checklist.

Upon motion duly made (H. Berkowitz) and seconded (P. Ferrara) the Planning Board voted (4-0) to GRANT ANR approval.

The Planning Board endorsed the ANR plan and provided the Applicant/Engineer with the original mylar for recording. Mr. Bechtholdt will distribute the signed prints to the Building Inspector, Town Clerk and Assessor.

Prior to adjournment Mr. Massey reminded Mr. Marinella of the need to attend the next scheduled Planning Board meeting (February 14, 2017) at which time the Board will review the status of the Hemlock Estates subdivision, as well as Camelot. Mr. Massey reminded Mr. Marinella to provide the Planning Board with a comprehensive report for each subdivision including an updated construction schedule. Mr. Marinella agreed to attend the meeting and will have Stephen O’Connell (Andrews Survey & Engineering, Inc.) provide the requested information in advance of the meeting. Reference is made to Community Planning & Development letter dated February 02, 2017 regarding Hemlock Estates and the Camelot subdivision.

Mr. Massey encouraged Board members to drive through the subdivisions prior to the February 14, 2017 meeting.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Monday, February 06, 2017 at or about 7:20 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Northbridge Town Planner

Cc: Town Clerk