

NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Tuesday, July 25 2017

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

The following members of the public were in attendance: Russell Bertelsen; Christina Sheehan; Thomas Sheehan; Michael Hassett; Normand Gamache; Tyrek Yatim; James Gingras; Kyle Sadlon; Penni Sadlon; and Steven O'Connell. It shall be noted that five (5) other individuals were also in attendance at the meeting however names were not legible on the sign-in sheet provided.

PRESIDENTIAL FARMS –PLANNING BOARD SITE VISIT

Roosevelt Drive & Wilson Street

The Planning Board conducted a site visit on Tuesday, July 25, 2017 at 6:00 PM in conjunction with street acceptance considerations of Wilson Street and Roosevelt Drive (portion of). The Planning Board met with David Brossi, Developer and Bob Wood, Site Manager; Jeff Howland (JH Engineering Group, LLC), the Board's consulting engineer also attended the walk through.

The Board walked Roosevelt Drive and Wilson Street. JH Engineering Group is to provide the Planning Board with a report detailing outstanding issues. Planning Board observations included the need to have the streetlights energized/operational, general maintenance along the roadway (grass strip) and along opposite side curbing, consultant is to inspect drainage basins and provide comment, Developer is to clean the island cul-de-sac (remove weeds and re-mulch the area), addressing gate-valve in sidewalk, etc. At the conclusion of its walk through the Board met with CJ Stasinos and Kendall Stasinos concerning their driveway. The Developer will repair the driveway where it was damaged as a result of replacing granite curbing within the cul-de-sac. The Planning Board indicated that the landscape screening planted by the utility box was appropriate, noting the utility company does not like to have their boxes blocked with large amounts of landscaping where it becomes difficult to access.

Arrangements were made for the Planning Board to review the overall status of Presidential Farms (Phase II & IV) at its meeting of Tuesday, August 08, 2017.

I. CITIZENS FORUM

Russell Bertelsen inquired about the status of the open space within the Presidential Farms subdivision. Chairman Massey informed Mr. Bertelsen that the improvements associated with the open space parcels shall be completed and reviewed by the Planning Board before any house lots associated with Phase V are released from the Covenant. Chairman Massey indicated that the Developer met with the Board of Selectmen in the Fall of 2016 to discuss of the open space land, noting both parties agreed to have a third

party, a separate entity hold the deed of the open space and be responsible for the long-term maintenance and oversight of the open space.

II. FORM A [ANR -81P plan] –Review/Decision

500 BENSON ROAD –REVIEW/DECISION

ANR Plan -81P [Retreat Lot]

Planning Board reviewed ANR plan entitled “Division of Land 500 Benson Road in Northbridge, MA” prepared by Andrews Survey & Engineering, Inc., dated May 02, 2017 & revised July 07, 2017 for subject property identified as Assessors Map 23 Parcel 58. After reviewing the ANR plan and checklist prepared by the Community Planning & Development Office the Board rendered its decision.

Upon motion duly made (M. Key) and seconded (H. Berkowitz) the Planning Board voted (4-0) to grant ANR endorsement to create Lot 1 [Retreat Lot] and remaining land, 500 Benson Road as shown and described on the plan.

JOSEPH CIRCLE –REVIEW/DECISION

ANR Plan -81P [Lots 35 & 66]

Planning Board reviewed ANR plan entitled “Division of Land Lots 35 & 66 Joseph Circle in Northbridge, MA” prepared by Andrews Survey & Engineering, Inc. dated July 18, 2017 for subject property identified as Assessors Map 16 Parcels 248 & 249. After reviewing the ANR plan and checklist prepared by the Community Planning & Development Office the Board rendered its decision.

Upon motion duly made (H. Berkowitz) and seconded (M. Key) the Planning Board voted (4-0) to grant ANR approval to convey Parcel A, not a separate building lot, from Lot 66 to Lot 35 as shown and described on the plan.

III. 4 & 16 NORTH MAIN STREET –CONT. PUBLIC HEARING

§173-49.1 –Site plan review by Planning Board

Planning Board noted McMahon Associates, Inc. was selected to provide transportation engineering consulting services on behalf of the Planning Board; reference is made to McMahon Associates, Inc. report dated July 20, 2017. Mr. Bechtholdt noted that JH Engineering Group, LLC the Board’s engineering consultant has also provided a report; reference is made to JH Engineering report dated July 24, 2017.

Normand Gamache of Guerrier & Halnon, Inc. reviewed with the Planning Board site layout for proposed gas station, convenience store and Dunkin Donuts. Mr. Gamache acknowledged receipt of the Board’s traffic consultant report, indicating comments and additional information requested should be completed and provided to the Planning office by the end of the week (July 28, 2017).

Mr. Gamache acknowledged receipt of Building Inspector letter dated July 24, 2017. Mr. Gamache reviewed with the Planning Board location of proposed lighting. The Planning Board requested that a photometric

plan be provided for the project as it directly abuts a residential area. Board members expressed concerns with the lighting of gas station canopy, wall-packs and proposed freestanding lights.

Mr. Gamache in reference to the Building Inspectors second to last comment confirmed for the Planning Board that the parking proposed for the site project satisfies the minimum requirements of the zoning bylaw. Mr. Bechtholdt noted that the traffic consultant expressed concerns with accessibility of certain parking spaces and potential conflicts. The Planning Board asked Mr. Gamache to review parking and internal circulation of the site.

Mr. Massey expressed concerns with lack of parking, noting employee parking for the gas station, for the convenience store and for the Dunkin Donuts may create a shortage of spaces. Mr. Massey is concerned with the site circulation and accessibility. The Board indicated that they would not support or allow for on-street parking along Arcade Street, Main Street or North Main Street. Mr. Massey acknowledged some customers will use the gas pump locations for parking, however the site is very tight with a lot of activity proposed (multiple uses/multiple tenants). Mr. Massey is concerned with the proposed traffic flow; Mr. Gamache reviewed intended internal/external site circulation. Mr. Bechtholdt noted that the traffic consultant has asked that a plan be prepared showing planned turning movements (internal/external) of the site.

Mr. Massey felt the development proposal was too busy, noting the Speedway at Plummers Corner is very busy, which is a much larger and perhaps a better suited site. Mr. Massey felt having a Dunkin Donuts will compound things and create conflicts with traffic to/from the site. Mr. Gamache indicated that the traffic study conducted indicates much less traffic (along Main Street) versus a site along Providence Road.

Mr. Key questioned if the parking configuration would work in the real world, where on a piece of paper (site plan) turning movements, parking widths and other dimensions may suggest everything will. The Planning Board asked Mr. Gamache to review parking and overall site circulation (turning movements).

Tyrek Yatim, Owner/Applicant reviewed with the Planning Board business history, other locations in the Valley and his anticipation and hope that the Planning Board will approve the site which was previously approved for the same project. Mr. Massey thanked Mr. Yatim and noted the Planning Board's role and responsibility is to review site plans and what is appropriate for the site with limited impacts to the surrounding area.

Mr. Gamache reviewed with the Planning Board the Building Inspector's last comment (letter dated July 24, 2017) regarding the three (3) driveways proposed on Arcade Street, where the zoning bylaw limits the number of driveways to two. Mr. Gamache reviewed locations of proposed driveways and planned site circulation. James Berkowitz and other Board members indicated their support to allow three driveways on Arcade Street as proposed and laid out on the site plan.

Mr. Gamache reviewed with the Planning Board comments received by JH Engineering Group, LLC, the Planning Board's consulting engineer report dated July 24, 2017. Guerrier & Halnon, Inc. will provide the Planning Board with a response letter and revised site plan.

Harry Berkowitz expressed concerns with the Dunkin Donuts drive-thru, noting the existing Dunkin Donuts on Providence Road (Rt 122) has historically been extremely problematic where vehicles, during peak times (and all day long) are staked and queued in the roadway disrupting traffic flows. James Berkowitz felt having two Dunkin Donuts in town would help ease the congestion on Providence Road. Harry Berkowitz and the other Board members do not want to create a similar situation at this site.

James Gingras (Dunkin Donuts) explained to the Planning Board that the Dunkin Donuts on Providence Road (RT 122) only has queuing of vehicles for eight and a half (8½), whereas the proposed Dunkin Donuts will have vehicle queuing for twelve (12) or more cars. Mr. Gingras noted the amount of traffic on Providence Road versus this site is much more; the Providence Road site accommodates 6,000 cars per week; this site is estimated to have approximately 3,000 based upon the traffic volumes studied. Mr. Gingras also explained that the signalized intersection at Plummers Corner creates and mainly attributes to the overall congestion at the Dunkin Donuts site driveways as cars backup and stack at the light waiting to turn left onto Church Street from Providence Road. Mr. Gingras believes traffic concerns at the proposed location will not be realized due to a number of factors: increased number of cars able to queue within the site, increased number of cars able to stack between the menu board and pick-up window, and not having a signalized intersection within the vicinity will all enhance the drive-thru operations.

James Gingras indicated that they are looking at alternate ways to provide for employee parking, noting a majority of the Dunkin Donut employees may likely not have vehicles (due to age and other demographics). Tyrek Yatim indicated that he has approached Core-Mark to see if they could utilize parking spaces across the street (Main Street) should they need to accommodate employee parking offsite.

Mark Key stated though it may not seem painless he appreciates someone willing to come into Northbridge with their business; to support the town's economic development which helps our tax base. Tyrek Yatim thanked Mr. Key and suggested if Board members have any concerns they can visit other facilities he operates and oversees.

Mr. Gamache indicated that the Owner/Applicant's Traffic Engineer would provide response to McMahon Associates' report prior to the next scheduled Planning Board meeting.

Upon motion duly made (H. Berkowitz) and seconded (M. Key) the Planning Board voted (4-0) to continue the site plan review to Tuesday, August 08, 2017 at 7:05 PM.

IV. CAMELOT SUBDIVISION –REVIEW/DISCUSSION

Construction Schedule –Status Report

Request for Construction Change(s)

Chairman Massey noted that he lives within the Camelot subdivision and therefor will abstain from participating. Vice Chairman James Berkowitz chaired the discussion.

Stephen O'Connell of Andrews Survey & Engineering, Inc. reviewed with the Planning Board five (5) construction changes. Planning Board reviewed construction change request concerning hydrant location; reference is made to letter dated July 18, 2017 from Andrews Survey & Engineering, Inc. *Upon motion duly*

made (H. Berkowitz) and seconded (M. Key) the Planning Board voted (3-0-1 [Massey abstained]) to consider and grant construction change to locate fire hydrant at Station 12+60 Rebecca Road (its current location).

Planning Board reviewed construction change request concerning off-street parking location; reference is made to letter dated July 18, 2017 from Andrews Survey & Engineering, Inc. Upon motion duly made (M. Key) and seconded (H. Berkowitz) the Planning Board voted (3-0-1 [Massey abstained]) to consider and grant construction change to relocate the off-street parking spaces from Rebecca Road to Grace Street (curb cut to be located off Grace Street).

Planning Board reviewed construction change request concerning catch basin location; reference is made to letter dated July 18, 2017 from Andrews Survey & Engineering, Inc. Upon motion duly made (H. Berkowitz) and seconded (M. Key) the Planning Board voted (3-0-1 [Massey abstained]) to consider and grant construction change to allow catch basin CB9L to be located at the driveway entrance of 289 Rebecca Road, subject to review and approval of same by JH Engineering Group, LLC and the Department of Public Works.

In taking such action the DPW and JH Engineering Group, the Board's consulting engineer shall inspect the catch basin to determine whether or not the structure is constructed/installed to handle additional weight of vehicles traveling over it. If it is determined that the catch basin needs to be repaired or improved the Developer shall address such deficiencies or relocate the catch basin.

Planning Board reviewed construction change request concerning Stormceptor locations; reference is made to letter dated July 18, 2017 from Andrews Survey & Engineering, Inc. Upon motion duly made (M. Key) and seconded (H. Berkowitz) the Planning Board voted (3-0-1 [Massey abstained]) to consider and grant construction change to allow the Stormceptor units (or suitable alternative) to be installed at Detention Basin #1 and Detention Basin #5 after the last manhole and off the roadway, subject to review and approval of same by JH Engineering Group, LLC., Conservation Commission and the Department of Public Works.

Planning Board reviewed construction change request concerning Stormceptor alternative; reference is made to letter dated July 18, 2017 from Andrews Survey & Engineering, Inc. Upon motion duly made (H. Berkowitz) and seconded (M. Key) the Planning Board voted (3-0-1 [Massey abstained]) to consider and grant construction change to allow the Developer to install an alternative proprietary separator unit in lieu of the previously approved Stormceptor brand units throughout the subdivision, subject to review and approval of same by JH Engineering Group, LLC., Conservation Commission and the Department of Public Works. In taking such action the Planning Board noted that prior to installation the DPW, JH Engineering Group and the Conservation Commission shall review and approve of the alternative selected.

Stephen O'Connell reviewed with the Planning Board the 30-day milestones reviewed and agreed to at the June 27, 2017 Planning Board meeting: (1.) Repair fire hydrant; (2.) Install stop sign (Rebecca Road/Hill Street); (3.) Repair sewer pump station & coordinate with Director of Public Works/Sewer Superintendent on suitable alternative/replacement (option to install dry-pit pumps); (4.) Complete Drainage Basin #1; and (5.) Infrared gas service trench (Rebecca Road).

Mr. O’Connell provided the Planning Board with letter dated July 24, 2017 from the Whitinsville Water Company indicating that the Water Company will repair the hydrant located on Rebecca Road; needs break flange kit to be completed by August 11, 2017.

Stephen O’Connell noted the installation of the stop sign has been satisfied. Mr. O’Connell indicated that the repairs to the sewer pump station have been completed however still has the bypass in place as Joe Marinella is looking to coordinate a site inspection with Williamson Electric, the Sewer Superintendent and the Director of Public Works who both have been out of the office (vacation).

Mr. O’Connell informed the Planning Board that Drainage Basin #1 has been cleaned and is scheduled to be completed in accordance with the 60-day milestone. Stephen O’Connell explained to the Board that the gas service trench has not been completed; Joe Marinella contacted the gas company who performed the work to have them infrared the trench however not addressed at this time. Mr. O’Connell explained to the Board that Joe Marinella will complete this item on or before August 22, 2017. Mr. O’Connell provided the Planning Board with an updated construction schedule dated July 25, 2017.

The Town Planner expressed concerns with the Developer following through and addressing punchlist items within the timeframes agreed to (30, 60 & 90-day milestones). Mr. Bechtholdt reminded the Planning Board that calling in a performance bond is a very serious matter with a lot of responsibility. Mr. Bechtholdt asked Mr. O’Connell if J&F Marinella Development has begun coordinating with subcontractors to complete the 60 & 90-day milestones, suggesting if they have not done so by now, it is highly likely the punchlist items will not be satisfied.

Mr. Bechtholdt informed the Board that Mass General Law requires the Planning Board to provide the Developer with written notice (punchlist of outstanding issues) and notification of 45-days to complete or show progress in completing remaining work identified. If or when the Town (Planning Board) calls-in the performance bond the Town becomes responsible for completing the work. This may include maintenance such as sanding/plowing which may not be reimbursed via the performance bond held by the Town. The Planning Board may not call-in a bond (portion of) for specific punchlist items, it’s all or nothing; Harry Berkowitz agreed. Mark Key shared in the concerns. Arrangements have been made for the Planning Board to review the 60-day milestones at its Tuesday, August 22, 2017 meeting.

V. 261 SHANNON DRIVE –REVIEW/DECISION

Request to remove tree(s) within 50-foot Buffer

Planning Board met with Kyle and Penni Sadlon of 261 Shannon Drive regarding request to remove four (4) large trees located within the 50-foot no disturbance area of the Reservoir Heights subdivision; reference is made to letter dated July 16, 2017 from Mr. & Mrs. Sadlon, including photographs and plot plan of the subject property. Harry Berkowitz and Mr. Massey were surprised to see how close the trees were to the house.

As part of its review and consideration the Planning Board noted that it was their understanding that the no disturbance area delineated along the westerly side of the Reservoir Heights subdivision was established to

preserve and protect the Carpenter Reservoir, drinking water supply. The Planning Board reviewed letter dated July 13, 2017 from the Whitinsville Water Company in support of the tree removal request. After review of the plot plan and location of trees the Planning Board rendered its decision.

Upon motion duly made (M. Key) and seconded (H. Berkowitz) the Planning Board voted (4-0) to allow for the property owner to remove four (4) large trees located within the 50-foot No Disturbance area of the Reservoir Heights subdivision as requested.

The Planning Board thanked Mr. & Mrs. Sadlon for attending the meeting and seeking permission prior to removing the trees within the buffer area.

VI. RESIDENTIAL ZONING BYLAW –REVIEW/DISCUSSION

§173-19 [Table of Area Regulations] -Vote to Sponsor Warrant Article(s)

Planning Board discussed possible zoning amendment articles for the 2017 Fall Annual Town Meeting. Brian Massey reviewed with the Board prior discussions on increasing the minimum lot size (square-footage) of building lots within Residential Zoning Districts. Mr. Massey noted existing lot size for Residential-One (R1), Residential-Two (R2) and Residential-Three (R3) with and without public sewer.

Mr. Bechtholdt reminded the Planning Board that they need to be prepared to answer questions from the public as to why increasing minimum lot size is beneficial to the Town and what the impacts will be for creating pre-existing non-conforming lots. Mr. Bechtholdt suggested the Planning Board can have such discussions as part of the public hearing proceedings or they can vet this during a public forum before sponsoring a warrant article.

Recognizing the need to further review and take public input before sponsoring the zoning amendment articles the Planning Board decided not to sponsor warrant articles at this time. The Planning Board will look to host a series of public forums in the Fall/Winter on residential zoning to gain a better understanding of the public and residents' perspective.

OLD / NEW BUSINESS

Planning Board Vacancy

Chairman Massey noted receipt of Talent Bank Form from Abdul Kafal, who interested in the Planning Board vacancy. Arrangements will be made for Mr. Kafal and other interested candidates to attend the Planning Board meeting of August 08, 2017. Arrangements will also be made with the Board of Selectmen for the joint-appointment at its meeting of August 21, 2017.

Approval of Meeting Minutes –May 09, 2017; May 23, 2017 & June 27, 2017

Upon motion duly made (M. Key) and seconded (H. Berkowitz) the Planning Board voted (4-0) to approve the meeting minutes of June 27, 2017 as amended.

2017 Fall Annual Town Meeting (FATM) –Tuesday, October 24, 2017

Point of information –no discussion.

303 355 Main Street –Proposed Reuse (formerly Potpourri facility)

304 Planning Board tabled discussion as the proponent was not in attendance to review proposal. Town Planner
305 will contact Steven Breault to reschedule.

306
307 Economic Development Strategic Plan –Status/Update

308 Mr. Bechtholdt thanked Mark Key for his comments and encouraged other Board members to review the
309 draft. Mr. Bechtholdt indicated that arrangement will be made for CMRPC to present the Economic
310 Development Strategic Plan to the Board of Selectmen.

311
312 Local Historic District Study Committee –Status/Update

313 Mr. Bechtholdt advised the Planning Board that he has not heard from Ken Warchol, Chairman of the
314 Northbridge Historical Commission regarding the status of the Local Historic District Study. Mr. Bechtholdt
315 informed the Board the last time he spoke with Mr. Warchol was in March/April 2017, when he suggested
316 the Local Historic District Study Committee prepare and distribute a survey as part of drafting a bylaw for
317 consideration. Cindy Key noted she does not believe the Committee has met. Mrs. Key indicated she will
318 review her notes from the last meeting of the Study Committee. Planning Board questioned if an article
319 would be prepared for the 2017 Fall Annual Town Meeting.

320
321 Open Space & Recreation Plan Update –Status/Update

322 Tabled –no discussion.

323
324 Local Housing Production Plan –Status/Update

325 Tabled –no discussion.

326
327 Subdivision/Site Developments –Update(s)

328 Planning Board noted receipt of JH Engineering Group reports.

329
330 Planning Board Concerns –Discussion

331 Board members expressed concerns with the Board of Selectmen’s recent vote to block-off the trailhead
332 parking area on Shining Rock Drive.

333
334 Mail –Review

335 In addition to the mail listed (attached) the Planning Board noted receipt of the following communications:
336 Agenda for July 25, 2017 meeting; Draft Agendas for August 8, 2017, August 22, 2017; Email dated July 13,
337 2017 to Town Planner from resident C. Stasinos regarding Presidential Farms Roosevelt Drive and remaining
338 concerns with pictures; Email dated July 17, 2017 to Town Planner from Presidential Farms, Inc. regarding
339 Presidential Farms; Email dated July 17, 2017 to DPW Director, DPW Highway Superintendent, JH
340 Engineering, and DPW Sewer Superintendent with a cc: to Planning Board Chair, Planning Administrative
341 Assistant, and Presidential Farms, Inc. regarding Roosevelt Drive & Wilson Street; Email dated July 17, 2017
342 to DPW Director and DPW Highway Superintendent with a cc: to Presidential Farms, Inc. and Planning Board
343 Chair from Town Planner regarding Presidential Farms streetlights; Email dated July 13, 2017 to Presidential
344 Farms, Inc. with a cc: to Planning Board Chair, Planning Administrative Assistant, DPW Director, DPW
345 Highway Superintendent & JH Engineering from Town Planner regarding Presidential Farms Roosevelt &

Wilson; Checklist for Approval Not Required Plan dated July 18, 2017 for 500 Benson Road; Checklist for Approval Not Required dated July 19, 2017 for Joseph Circle Lots 35 & 66; Letter dated July 10, 2017 to Town Clerk with a cc: to McMahon Associates and Owner/Applicant/Engineer from Town Planner concerning 4 & 16 North Main Street Traffic Consulting Services; Email dated July 18, 2017 to Building Inspector with a cc: to Planning Board Chair from Town Planner concerning 4 & 16 North Main St site plan review; Site Plan for 4 & 16 North Main Street; Document for Camelot Subdivision Milestones; Letter dated June 20, 2017 to Joe Marinella from Whitinsville Water Company regarding Fire Hydrants not working properly at the Camelot and Hemlock Estates; Letter dated July 18, 2017 to Planning Board with a cc: to J & F Marinella from Andrews Engineering regarding the Camelot Construction Change Request Parking & Hydrant; Letter dated July 18, 2017 to Planning Board with a cc: to J & F Marinella from Andrews Engineering regarding the Camelot Construction Change Request Catch Basin Location; Letter dated July 18, 2017 to Planning Board with a cc: to J & F Marinella from Andrews Engineering regarding the Camelot Construction Change Request Stormceptor Location; Letter dated July 18, 2017 to Planning Board with a cc: to J & F Marinella from Andrews Engineering regarding the Camelot Construction Change Request –Stormceptor Alternative; Plans of the Camelot; Letter dated July 16, 2017 to Planning Board from resident Kyle Sadlon concerning tree removal at 261 Shannon Drive with photos; Letter dated July 13, 2017 to resident Kyle Sadlon from Whitinsville Water Company concerning tree removal along no disturb zone at 261 Shannon Drive; Worksheet for lot area when not serviced by public sewer system; Section 173.19 Table of Area Regulations; Northbridge Zoning Map dated January 2014; Talent Bank Application for Abdul Kafal; Memo dated July 18, 2017 to All Departments, Committees Boards & Commissions, and Town Moderator from Executive Assistant to the Town Manager concerning Fall Annual Town Meeting Tuesday, October 24, 2017 at 7:00PM; Memo dated July 18, 2017 to All Departments, Boards, Committees and Commissions from Executive Assistant to the Town Manager regarding Warrant Article Submission Procedure with a sample memo; Letter dated July 5, 2017 to Planning Board with a cc: to Building Department from Steven Breault regarding zoning at 355 Main Street; Breault Motor Sports Documents; Letter dated July 17, 2017 to Town Planner from Heritage Design Group regarding Northbridge Self-Storage Site Completion and Drainage Certification; Plan of Northbridge Self-Storage; Email dated July 17, 2017 to Dirk Koopman with a cc: to Heritage Design Group, Ross Smith and Building Inspector from Town Planner concerning Northbridge Self Storage Landscaping & Screening; Request for Services Price Proposals for Farnum Circle by Planning Chair and cc: to Town Clerk, Town Manager/BOS, Planning Board, DPW, T. Lambert (21 Farnum Circle) and J. Augustus (14 Farnum Circle); Farnum Circle Request for Services/July 2017 Attachment A; Email dated July 11, 2017 to Town of Sutton with a cc: to DPW Director, DPW Sewer Superintendent, Planning Board Chair, and Town Manager from Town Planner regarding Walmart Northbridge/Sutton Sewer Extension; Article dated June 26, 2017 entitled “Central Mass. Towns reject recreational pot, at least for now;” Article dated July 14, 2017 entitled “Conference committee still negotiating on marijuana bill;” Article dated July 17, 2017 entitled “Read the Massachusetts marijuana bill: Lawmakers release compromise rewriting of the state’s pot and medical marijuana laws”; 2017 Planning Board Meeting Schedule.

Other

Mr. Bechtholdt informed the Planning Board that one (1) electrical contractor attended the Farnum Circle pre-bid conference earlier today (Tuesday, July 25, 2017); bids due August 08, 2017. Mr. Bechtholdt noted receipt of drainage certification from Heritage Design for the Northbridge Self-storage facility on Douglas Road; Mr. Bechtholdt informed the Board that he reached out to Dirk Koopman reminding him of the need

to screen the AC units (Self-storage facility); Mr. Key was disappointed that it may be necessary to contact the Building Department to address this site plan approval requirement. Mr. O’Connell advised the Planning Board that Mr. Koopman had been away on vacation for some time. Mr. Bechtholdt thanked Mr. O’Connell for the information, noting it was not typical for Mr. Koopman not to respond. Planning Board members provided signatures for the Registry of Deeds. Planning Board noted receipt of letter from abutter(s) to Upton Ridge (North) and Upton Ridge (South). Mr. Bechtholdt advised the Board that he met with Henry Lane and the Building Inspector regarding the proposed solar farm in Sutton; awaiting correspondence from the Building Department and others. Planning Board noted receipt of letter from resident(s) within Pine Knoll; Chairman Massey believe most of the items identified did not seem to be within the purview of the Planning Board. Mr. Bechtholdt informed the Board that he sent correspondence to the various departments regarding street acceptance considerations for Wilson Street and Roosevelt Drive within the Presidential Farms subdivision.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, July 25, 2017 at or about 9:30 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Northbridge Town Planner

Cc: Town Clerk