

## NORTHBRIDGE PLANNING BOARD

**MEETING MINUTES**

Tuesday, August 22 2017

Recognizing the presence of a quorum Chairman Brian Massey called the meeting to order at 7:20 PM with James Berkowitz and Harry Berkowitz in attendance. R. Gary Bechtholdt II, Town Planner was also present. Mark Key and Cindy Key were absent. Planning Board members welcomed Abdul Kafal to the Planning Board. Mr. Kafal informed the Board that he still needed to be sworn-in by the Town Clerk before he can participate on the Planning Board.

The following members of the public were in attendance: Steven Breault; Scott Read; Joe Marinella; Joyce Augustus; Kenneth Konicki; and Ross Smith

**I. CITIZENS FORUM**

None

**II. FORM A –REVIEW/DECISION**

None

**III. CAMELOT SUBDIVISION –REVIEW/DISCUSSION**

Construction Scheduled –Status Report

Vote to initiate calling-in the performance bond

Brian Massey (Chairman) indicated that he lives within the Camelot development and will abstain from voting; Vice Chairman James Berkowitz chaired the review/discussion.

Joe Marinella of J&F Marinella Development provided the Planning Board with an update on the status of the Camelot subdivision (30 and 60-day milestones). Mr. Marinella explained that everything identified in the 30-day milestones has been completed with the exception of the infrared trenching of the gas line (Rebecca Road) which was to be completed by the gas company. Mr. Marinella suggested if the gas company does not repair the trench he will.

Mr. Marinella advised the Board that the vertical-granite curbing and sidewalk within Phase 1A has been complete, binder repaired in Phase 1A and 1B, working on selecting the Stormceptor alternatives (coordinating with the Board's consultant and Conservation Commission), and ongoing maintenance with the drainage system.

Mr. Marinella informed the Board that he has had two (2) meeting regarding the sewer pump station; one with the Sewer Superintendent and another with Williamson Electric (installer). Mr. Marinella indicated that he is working with his Engineer and Williamson to consider alternatives to the existing pumps, noting the station has already had two failures and is willing to change out the pumps; waiting to hear back from the

Sewer Department on how they want to proceed. Mr. Marinella confirmed for the Planning Board that the sewer pump station has been repaired and is working, adding that he has not removed the temporary services until DPW tells him what they want to do long term. Mr. Marinella explained to the Board that he is willing to exchange the pump; had worked with the Sewer Superintendent before selecting the current pumps. Mr. Marinella would like to replace the pump to a submersible or whatever DPW tells him.

Vice Chairman Berkowitz thanked Mr. Marinella and acknowledged the amount of work completed within the last few weeks. Mr. Marinella indicated that he would like the Planning Board to reduce the performance bond based upon the worked recently completed. J&F Marinella Development is to provide the Planning Board with a bond reduction request to be considered at its meeting of September 12, 2017.

Chairman Massey indicated that he has been in contact with DPW regarding installation of streetlights for another subdivision (Presidential Farms) and will be reaching out to the DPW Director once again for all of the subdivisions in town. Mr. Massey indicated that the Board of Selectmen will be looking to convert all streetlights to LEDs and wants to make sure new streetlights (w/in subdivisions) utilize LED fixtures as well.

Arrangements shall be made for J&F Marinella Development to provide the Planning Board with an update on the 90-day milestones at its meeting of September 26, 2017.

#### IV. PRESIDENTIAL FARMS SUBDIVISION –REVIEW/DECISION

Wilson Street & Roosevelt Drive (portion of)  
Street Acceptance -2017 Fall Annual Town Meeting

Planning Board scheduled public meeting for Tuesday, September 12, 2017 to review overall status of Wilson Street and Roosevelt Drive and to offer its recommendation to layout the roadways in conjunction with street acceptance considerations.

#### V. AMUSEMENT & RECREATIONAL SERVICES –REVIEW/DECISION

173-12 [Table of Use Regulations]  
Vote to Sponsor Warrant Article

Planning Board reviewed letter dated August 21, 2017 from the Inspector of Buildings concerning proposed zoning amendment to allow “Amusement & Recreational Services” within the Industrial Zoning Districts. Reference is made to Community Planning & Development dated August 09, 2017 to the Inspector of Buildings concerning same.

Chairman Massey welcomed back Steven Breault, who is pursuing a zoning amendment that would allow him to operate an indoor motocross facility at 355 Main Street.

As described by the Inspector of Buildings in the above referenced letter the proposed amendment would allow for indoor motocross within the Industrial Zoning Districts by special permit of the Planning Board.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (3-0) to sponsor the following zoning amendment article for the 2017 Fall Annual Town Meeting: Amend Zoning Bylaw Section*

173.12 [Table of Use Regulations] to allow “Amusement and recreation services” within the Industrial One (I1) and Industrial Two (I2) Zoning Districts by Special Permit of the Planning Board.

# §173.12 Table of Use Regulations

USE	ZONING DISTRICT											
Retail Services	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	I-1	I-2	H
Amusement and recreational services	--	--	--	--	--	--	S	S	S	<u>S<sup>(10)</sup></u>	<u>S<sup>(10)</sup></u>	--

Notes: (10) Use allowed by Special Permit of the Planning Board

Planning Board will schedule the public hearing and offer its report and recommendation for Town Meeting. The Town Planner reviewed with Mr. Breault the amendment process (Planning Board, Board of Selectmen, Finance Committee, & Town Meeting).

## OLD / NEW BUSINESS

### Approval of Meeting Minutes –August 08, 2017

Tabled –no discussion.

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

Point of information –no discussion.

### 2017 FATM –Vote to Sponsor Warrant Article(s)

No additional action taken at this time.

### Ashton Place Site Plan Review –Engineering Services

*Upon motion duly made and seconded the Planning Board voted (3-0) to engage the services of JH Engineering Group to perform consulting services on its behalf.*

### Farnum Circle Subdivision –Scope of Services (Revised)

Joyce Augustus and Kenneth Konicki asked the Planning Board to reconsider and (re)solicit price proposals for the underground utility work for Farnum Circle (no bids received –August 08, 2017). After some general discussion the Board agreed to prepare two (2) Request for Proposals (RFPs); one for underground utilities [Scenario 1] and the other for repaving the roadway [Scenario 2]. The Town Planner will prepare two (2) RFPs (Scenario 1 & Scenario 2) for the Planning Board’s review at its meeting of September 12, 2017.

### Subdivision/Site Developments –Update(s)

Planning Board members signed the Certificate of Approval for 4 & 16 North Main Street (Site Development Plan); Board will review the site plan prior to endorsement. *Upon motion duly made and seconded the Planning Board voted (3-0) to extend the date of completion for Camelot to August 31, 2018; extend the date of completion for Hemlock Estates to August 31, 2018; extend the date of completion for Presidential Farms*

to August 31, 2018. The Board withheld extending the date of completion for Leonardo Estates and Carpenter Estates as there are not due to expire until October and December 2018 respectively. Mr. Bechtholdt suggested the Planning Board consider combining Washington Street (Presidential Farms –Phase I) with the performance surety bond for Phase V, Roosevelt Drive when the Developer seeks lot release.

#### Planning Board Concerns –Discussion

Chairman Massey explained to the Planning Board that they should start reviewing potential zoning options for Recreational Marijuana noting the town adopted a moratorium through November 2018. Board members suggested the Board of Selectmen consider the local options for the May Elections (ballot option to allow or prohibited).

#### Mail –Review

In addition to the mail listed (attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for the August 22, 2017 meeting; Camelot Subdivision Punchlist; Letter dated August 09, 2017 to Town Clerk from Town Planner regarding 2017 Fall Annual Town Meeting Street Acceptance Article(s) – Wilson Street and Roosevelt Drive (portion of); Street Acceptance Checklist; Letter to Community Planning & Development from Fire Chief regarding Presidential Farms Roosevelt Drive and Wilson St Street Acceptance; Letter dated August 09, 2017 to Building Inspector/Zoning Enforcement Officer from Town Planner concerning 355 Main Street Proposed Reuse –Indoor Motocross; Letter dated August 09, 2017 to Building Inspector/Zoning Enforcement Officer from Town Planner regarding Douglas Road –Self Storage Complex Landscaping/Screening Violation; Letter dated August 09, 2017 to Building Inspector/Zoning Enforcement Officer from Town Planner regarding Large Scale Solar Photovoltaics on Purgatory Road Northbridge/Sutton; Letter dated July 26, 2017 to Building Inspector from Lane & Hamer regarding Large Scale Solar Photovoltaics, 263 Purgatory Road, Sutton; Letter dated June 19, 2017 to Sutton Planning Board Chairman from Northbridge Town Planner regarding Large Scale Solar Photovoltaics, 263 Purgatory Road.

#### Other

Planning Board noted receipt of (copy of) letter from Henry Lane to the Building Inspector regarding the proposed Large Scale Solar Photovoltaic proposed in Sutton/Northbridge. Mr. Massey indicated that he contacted the Town of Sutton to check the status of its review, noting the Sutton Building Inspector has yet to comment. Planning Board noted receipt of a picture showing the lattice recently installed to screen the AC units at the Northbridge Self-storage facility (Douglas Rd/Castle Hill Road). Ross Smith (in attendance) wanted to make sure the Planning Board was satisfied with the screening; Board members indicated they were. Chairman Massey explained that the screening was not installed when the Planning Board last met (August 08, 2017) and that is why a letter was sent to the Building Inspector for violation. Mr. Smith suggested that was not necessarily the case and indicted there was some confusion as to what was required for screening (landscaping, fencing, lattice, etc.). Mr. Bechtholdt explained that the options for screening were left to the Owner/Applicant. Mr. Massey advised Mr. Smith that the Planning Board is satisfied with the lattice screening. Board members and the Town Planner commented on how nice the project came out and thanked Mr. Smith for attending.

170 Adjournment

171 Having no additional business the Planning Board adjourned its meeting of Tuesday, August 22, 2017 at or  
172 about 7:45 PM.

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174 Respectfully submitted,

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Approved by the Planning Board –

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178 R. Gary Bechtholdt II

179 Northbridge Town Planner

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182 Cc: Town Clerk