

NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Tuesday, September 12, 2017

RECEIVED

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NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Recognizing the presence of a quorum Chairman Brian Massey called the meeting to order at 7:00 PM with Harry Berkowitz and Abdul Kafal in attendance. Cindy Key, Associate Member and R. Gary Bechtholdt II, Town Planner were also present. Mark Key and James Berkowitz were absent. Mr. Kafal informed the Planning Board that he has been sworn-in by the Town Clerk.

The following members of the public were in attendance: Michael Hassett, Guerriere & Halnon, Inc.; David Brossi; Ron Platukis; C.J. Stasinos; Ken Konicki; & Joyce Augustus

I. CITIZENS FORUM

None

II. FORM A –REVIEW/DECISION

None

III. ASHTON PLACE -PUBLIC HEARING

§173-49.1 –Site plan review by Planning Board

Town Planner informed the Planning Board that the legal ad publication and notification requirements had been satisfied. Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (3-0) to waive the reading of the hearing notice.

In accordance with the provisions of Massachusetts General Laws & the Town of Northbridge Zoning Bylaws Chapter 173, the Northbridge Planning Board will hold a public hearing on Tuesday, September 12, 2017 at 7:05 PM in the Selectmen's Chambers of the Northbridge Town Hall, 7 Main Street Whitinsville, MA to consider the Site Plan Review of Ashton Place (2356 Providence Road) for proposed construction of a 16-unit apartment addition and other associated site improvements. The subject property, consisting of ±3.83 acres and identified as Assessor Map 25 Parcel 113 is in the Residential-Four (R4) Zoning District, received a special permit from the Zoning Board [10-SP-2017] to allow the addition of the proposed 16-unit apartment building. Copy of the application, Stormwater Report, Site Development Plan entitled "Residential Building Addition at Ashton Place" prepared by Guerrier & Halnon, Inc. dated July 20, 2017 is on file with the Office of the Town Clerk (7 Main Street) and Planning office (14 Hill Street) Whitinsville, MA and may be reviewed during normal office hours. The purpose of the hearing is to provide an opportunity for public comment. Anyone wishing to be heard should attend said hearing at the time and place designated.

Mr. Bechtholdt informed the Applicant/Engineer that only three members of the five-member Planning Board were present and asked if they wish to proceed. Mr. Brossi acknowledged and indicated that he was in support of proceeding with the site plan review. Michael Hassett of Guerriere & Halnon, Inc., on behalf of

the Owner/Applicant provided an overview of the site development proposal to construct a 16-unit apartment addition at 2356 Providence Road as authorized by the Zoning Board special permit.

Planning Board reviewed existing site conditions, proposed building layout, existing and proposed additional parking, vehicle and pedestrian access. Harry Berkowitz inquired about Conservation Commission review. Abdul Kafal questioned if there would be enough parking for visitors and overflow. Mr. Hassett explained that they are providing parking in accordance with the zoning bylaw (2 per unit). Mr. Bechtholdt indicated that the Building Inspector still owes the Planning Board with his review comments, which typically includes review specific to parking required/provided. David Brossi reviewed existing parking, noting the parking provided for the existing units are sufficient and has not experience any problems with lack of parking.

Mr. Bechtholdt noted the building will become a very prominent structure in the area and questioned if any thought has been given to paint color (gray) and type of façade treatments. Mr. Brossi explained the building would have vinyl-siding and that he has not given any thought to color. Board members reviewed the architectural drawings prepared and felt the proposed building looked nice. Mr. Berkowitz recalled the white mansion that used to be there.

Planning Board reviewed Community Planning & Development memorandum dated August 31, 2017 and acknowledged receipt of Conservation Commission staff review dated August 15, 2017; Whitinsville Water Company letter dated September 05, 2017. Mr. Bechtholdt informed the Board that the Safety Committee is scheduled to review the site plan at its meeting on September 13, 2017, noting it was his understanding that the Fire Chief has expressed initial concerns with potential access of emergency vehicles around the building.

The Planning Board reviewed request to waive the Development Impact Assessment, Section 173-49.1 E (2) the Northbridge Zoning By-Laws.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (3-0) to waive this provision based upon the size and scope of the project.

Mr. Berkowitz inquired about the number of tenants in the existing rental properties and how many school-aged children. Mr. Brossi explained that some tenants are single, boyfriend/girlfriend or young married couples. Mr. Brossi indicated that he did not believe there are a lot of school-aged children.

Chairman Massey sought comment from the public. Ron Platukis asked about snow removal; Mr. Hassett and Mr. Brossi reviewed snow removal and storage areas. Mr. Massey noted that snow storage areas should not block or impact sightlines in and out of the property and potential impacts to wetland resource area.

Cindy Key inquired about the number of bedrooms; Mr. Brossi was not sure of the exact breakdown but indicated most would be 2 bedrooms.

Having no additional comment the Planning Board looked to close its hearing. Mr. Bechtholdt reminded the Planning Board that the Safety Committee and other municipal departments, including the Board's

consulting engineer have yet to provide their reports; suggesting if the Board decides to close the hearing and vote a decision it should include conditions and be subject to the Safety Committee review and JH Engineering Group, LLC.

Michael Hassett cautioned if the Planning Board was to close the hearing and the Safety Committee required a substantial change would they need to re-advertise the hearing. Mr. Massey explained that the Board continue the review until after the Safety Committee meets and reviews the proposal. Mr. Brossi stated he was okay with the Planning Board closing the hearing and making any decision subject to Safety Committee review and JH Engineering.

Mr. Bechtholdt suggested if the Safety Committee requires, for instance driveways be widened or parking spaces altered the Planning Board would not necessarily require a new submittal; the Board could review any changes required prior to endorsing the site plan.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted 3-0 to close the public hearing. Upon separate motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (3-0) to approve with conditions the site development plan for the construction of up to 16-unit apartment addition and other associated site improvements at 2356 Providence Road, Ashton Place.

Conditions of approval include the following: Owner/Applicant shall comply with all applicable laws, bylaws, rules, regulations, and codes and obtain all the necessary permits and approvals; including but not limited to blasting, water/sewer, street excavation, and/or access to public-way (curb cut), if so required; Planning Board Site Development Plan approval shall be subject to review/approval by the NORTHBRIDGE FIRE DEPARTMENT; Planning Board Site Development Plan approval shall be subject to review/approval by the NORTHBRIDGE SAFETY COMMITTEE; Planning Board Site Development Plan approval shall be subject to review by JH ENGINEERING GROUP, LLC.; Planning Board Site Development Plan approval shall be subject to conditions imposed by the NORTHBRIDGE CONSERVATION COMMISSION; A copy of this Certificate of Approval, endorsed Site Development Plan and Conservation Commission Orders of Conditions shall be maintained onsite during construction. The Planning Board and/or its designee(s) shall be permitted to access the site for the duration of the project; Changes to the site development either prior to or during construction shall be administered through the Planning Board in accordance with Section 173-49.1 H of the Northbridge Zoning Bylaw. Any amendment/modification to this Certificate of Approval shall require a written description of the proposed modifications submitted to the Planning Board for review/approval. A significant alteration deemed by the Planning Board shall require the filing of a new site plan review; PRIOR TO ENDORSEMENT the Site Development Plan shall be revised to the satisfaction of the Planning Board addressing the following: a) Reference to Planning Board Certificate of Approval; b) Reference to Conservation Commission Order of Conditions; c) Concerns raised by the Northbridge Fire Department; d) Concerns raised by the Northbridge Safety Committee; e) Comments raised by Community Planning & Development; and f) Comments raised by JH Engineering Group, LLC; Owner/Applicant shall coordinate installation of the water service(s) with the Whitinsville Water Company (508-234-7358). Reference is made to Whitinsville Water Company letter dated September 05, 2017 regarding water infrastructure and services for this project; Owner/Applicant shall coordinate installation of sewer service with the Department of Public Works –Sewer Division (508-234-2154); materials to be used shall be sized and installed to the specifications

of the Sewer Department; Owner/Applicant shall coordinate Road Opening and Curb Cut Permits with the Department of Public Works –Highway Division (508-234-3581). Site Contactor shall work with the DEPARTMENT OF PUBLIC WORKS to ensure that services are installed properly; The site contactor shall work with the WHITINSVILLE WATER COMPANY and the DEPARTMENT OF PUBLIC WORKS to ensure that the water and sewer service lines are installed properly; Utility installation shall be permitted pursuant to the town's Road Opening Permit Rules & Regulations obtained from the DEPARTMENT OF PUBLIC WORKS; Any illumination, including security lighting shall be arranged so as to reflect away from abutting properties. Lighting shall be directed in a manner to avoid glare onto adjacent properties and limit the amount of light trespass; Erosion control measures to prevent siltation into wetlands, neighboring properties and roadways during construction shall be implemented. The Erosion Control plan and documentation submitted shall be implemented and followed during construction. During construction, if these plans are found to be inadequate by the Planning Board or its designee, a new erosion control plan shall be submitted to the Board for review and approval. In the event erosion and sedimentation problems arise during construction, the Planning Board may require that all work cease until measures necessary to ensure prevention are implemented; Prior to ISSUANCE OF BUILDING PERMIT outstanding invoices, if any for services rendered by JH Engineering Group, LLC shall be satisfied; Prior to ISSUANCE OF CERTIFICATE OF OCCUPANCY, the Applicant's Engineer shall provide the Planning Board written certification/verification that drainage system has been constructed as approved and working as designed; Prior to ISSUANCE OF A CERTIFICATE OF OCCUPANCY, all conditions of approval and offsite improvements described herein shall be satisfied; Prior to ISSUANCE OF A CERTIFICATE OF OCCUPANCY, all conditions of approval noted herein and improvements described in the Site Development Plan shall be satisfied. Applicant/Engineer shall provide the Planning Board and Building Inspector with a letter describing status of the site improvements; Violation of any condition(s) noted herein or failure to comply with this site plan development approval shall subject the Owner/Applicant to zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A and as otherwise provided in the Northbridge bylaws; and Pursuant to Section 173-49.1 I (2) of the Northbridge Zoning Bylaw this site plan approval shall lapse in one (1) year, if a substantial use thereof has not commenced, except to good cause, which shall not include such time required to pursue or await the determination of an appeal.

Mr. Hassett and Mr. Brossi thanked the Planning Board.

IV. ZONING AMENDMENT ARTICLE -PUBLIC HEARING

§173.12 [Table of Use Regulations]

Retail Services -Amusement and recreational services

Chairman Massey explained, as a result of two of the five Planning Board members not being present and the original petitioner also not being in attendance will be postponed and rescheduled the public hearing to Tuesday, September 26, 2017 at 7:55 PM.

Mr. Bechtholdt indicated that he would resend notification and provide more specific information to the abutters in advance of the September 26, 2017 hearing date.

V. ROOSEVELT DRIVE & WILSON STREET -REVIEW/DECISION

Street Acceptance/Layout –Recommendation(s)

The Town Planner informed the Planning Board that the meeting notice was sent to abutters on file with the Assessor's Office and distributed to various town departments.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (3-0) to waive the reading of the meeting notice.

The Planning Board shall hold a public meeting Tuesday, September 12, 2015 (7:25PM) in the Selectmen's Room of the Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA to consider its recommendation to Layout Wilson Street and Roosevelt Drive (portion of) within the Presidential Farms subdivision. Recommendation to Layout is to be done in conjunction with street acceptance considerations at the 2017 Fall Annual Town Meeting scheduled for Tuesday, October 24, 2017. A copy of the proposed layout plan along with legal descriptions are on file with the Office of the Town Clerk, 7 Main Street 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. Comment and or concerns regarding the above matter may also be directed to the Town Planner, R. Gary Bechtholdt II at (508) 2343-2447, gbechtholdt@northbridgema.org or within the Community Planning & Development Office (14 Hill Street).

Mr. Bechtholdt provided the Planning Board with a summary brief, noting the Board has voted to sponsor street acceptance for Wilson Street and a portion of Roosevelt Drive, which will be voted at the Fall Annual Town Meeting (October 24, 2017), as part of its considerations the Board of Selectmen need to Layout the roadways prior to Town Meeting action. Mr. Bechtholdt noted that the Board of Selectmen, at its meeting of September 11, 2017, voted their intent to layout, referring the matter to the Planning Board for recommendation. Mr. Bechtholdt explained as part of the Planning Board's review tonight they need to offer recommendation on the layouts, which establishes the right-of-way, metes and bonds, easements, legal description, etc. prior to formal acceptance. Mr. Bechtholdt informed the Board that Town Counsel (KP Law) has reviewed documentation presented and supports laying out and acceptance at this time.

Mr. Bechtholdt stated that the legal components appear to be satisfied and the Board should now focus on what we can see, the physical improvements within the subdivision. Mr. Bechtholdt reminded the Board that he provided the Developer, David Brossi with the Street Acceptance Checklist and has invited residents to the meeting to review any outstanding issues they believe should be addressed prior to acceptance. Mr. Bechtholdt stressed the importance of including the residents early in the street acceptance process to hopefully avoid any unknowns at Town Meeting. Mr. Bechtholdt acknowledged receipt of certifications and letters from the project engineer and surveyor as required and noted there are number of remaining punchlist items, which may be typical however still need to be addressed before the Planning Board offers a positive recommendation on street acceptance (painting and raising of hydrants, street sweeping, etc.).

David Brossi, Developer for Presidential Farms subdivision reviewed with the Planning Board status of remaining punchlist items to be addressed prior to the formal acceptance of Roosevelt Drive and Wilson

Street. Mr. Brossi explained to the Board that he still needs to address the driveway at the Roosevelt Drive cul-de-sac.

Mr. Massey reminded Mr. Brossi that the landscaped island (cul-de-sac) still needs to be de-weeded and re-mulched; mortar joints between granite curbing needs to be addressed; grass strip (add loam) along backside of sidewalk and near community mailbox; catch basins cleaned; and general cleaning of drainage ponds. Mr. Bechtholdt suggested if the Developer does not satisfy punchlist items including the driveway by Monday, September 18, 2017 the Planning Board should look to withdraw the street acceptance articles.

C.J. Stasinos (Roosevelt Drive) questioned in addition to removing the weeds in the island cul-de-sac he recalled the Board requested that a weed-barrier be installed. Mr. Massey suggested that a weed-barrier is ineffective, because grass and other seeds will land on top of the weed-barrier and grow regardless; it will hold back the growth from underneath however when grass and others seeds land on it, it will grow. Mr. Massey stated this based upon his recent experience with his yard. Mr. Massey confirmed with Mr. Brossi that he will remove the weeds, spray the area and re-mulch the cul-de-sac.

Mr. Bechtholdt informed Mr. Stasinos that once the roadway is accepted the town (DPW) will likely not be able to maintain the landscaped island. Mr. Massey concurred, suggesting neighbors may want to take on the responsibility of maintaining the islands if they want them to look nice.

Mr. Stasinos explained to Mr. Brossi that one of the landscape screening planted around the utility box has not survived; Mr. Brossi indicated that he will replace the shrub with a new evergreen planting.

Mr. Stasinos inquired about the status of the open space parcels; Mr. Brossi indicated that he prepared the Deeds and waiting to hear back from the town's attorney before completing. Mr. Bechtholdt noted that the open space parcels need to be completed before the Planning Board releases lots within Phase V of the subdivision development.

Mr. Stasinos asked if the Board would have another meeting before voting its position. Mr. Bechtholdt suggested that the Planning Board offer its recommendation this evening with the understanding if the Developer fails to address the remaining punchlist items by Monday, September 18, 2017 the two (2) street acceptance articles will be withdrawn; if the Developer completes the work the letter to the Board of Selectmen will be to support and if the Developer does not complete the work the letter to the Selectmen will be to withdraw the articles.

Mr. Bechtholdt explained to Mr. Stasinos that the Board of Selectmen will also hold a public meeting (Monday, September 25, 2017) as part of their consideration to layout and recommend street acceptance during which time the public will have an opportunity to provide comment. Mr. Stasinos noted that he did receive a copy of the Selectmen's meeting notice along with the Planning Board's.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (3-0) to recommend the layout of Wilson Street and Roosevelt Drive contingent upon all punchlist items being satisfied by

September 18, 2017 and if not, the Planning Board rescinds the layout and withdraws the street acceptance articles.

Planning Board members thanked Mr. Brossi and Mr. Stasinos for attending.

VI. CAMELOT SUBDIVISION -REVIEW/DECISION

Construction Schedule -Status Report

Performance Bond -Reduction Request

Planning Board reviewed performance bond reduction request from J&F Marinella Development for the Camelot subdivision development.

Planning Board reviewed summary JH Engineering Group, LLC construction estimates from report dated June 23, 2017 -Phase 1A (\$121,135.25)/Phase 1B (\$357,874.25) Total (1A & 1B \$479,009.50) and JH Engineering Group, LLC construction estimates from report dated September 03, 2017 -Phase 1A (\$108,853.25)/Phase 1B (\$336,438.25) Total (1A & 1B \$445,291.50).

Mr. Bechtholdt explained to the Planning Board, as of July 31, 2017 (per Office of the Accountant) the Town is holding (Deposit of Money) the sum of \$482,197.31 for the Camelot subdivision. Planning Board reviewed JH Engineering Group report dated September 03, 2017 for Phase 1A & 1B. The new bond amount, as estimated by the Planning Board's consultant (JH Engineering Group) is \$445,291.50 for Phase 1A & 1B. Mr. Bechtholdt noted had the Developer completed the drainage improvements as discussed during previous meetings the construction estimate would have been reduced by another forty-three thousand dollars. Mr. Bechtholdt explained that the Conservation Commission (Agent) and the Board's Consultant are still waiting for the specification on the proposed alternative to the Stormceptor (drainage).

Planning Board acknowledged that the Developer has since installed vertical-granite curbing and sidewalk along Rebecca Road to Joseph Circle (approximately 2 to 3-hundred feet). Harry Berkowitz noted the Town (Planning Board) is not legally allowed to hold more in the performance bond than what is estimated to be completed. Mr. Berkowitz also noted that he was surprised the Developer was not in attendance.

Mr. Massey noted voting on the Camelot subdivision does not create a conflict of interest for him, however he has chosen to abstain from voting in the past as it relates to Phase 1A, the section of roadway where he lives. Mr. Massey explained due to the absence of the other Board members, Mark Key and James Berkowitz not being present he will vote as a rule of necessity. Mr. Berkowitz stated he was familiar with the rule of necessity, when a quorum is needed.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted 3-0 to reduce the performance bond held by the town (Performance Secured by Deposit of Money) from ±\$482,197.31 to \$445,300.00 as recommended and detailed in JH Engineering Group report(s) dated September 03, 2017.

30' OLD / NEW BUSINESS

303 Approval of Meeting Minutes –August 08, 2017 & August 22, 2017

304 *Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (4-0) to approve the*
305 *minutes of August 22, 2017 as amended. Planning Board tabled action on August 08, 2017 meeting minutes.*

307 2017 Fall Annual Town Meeting (FATM) –Tuesday, October 24, 2017

308 Town Planned reviewed with the Planning Board scheduling of upcoming Finance Committee meetings. Mr.
309 Bechtholdt and Chairman Massey will make arrangements to attend and review the Planning Board articles.

311 Hills @ Whitinsville, Open Space (Land Donation) –Recommendation

312 Planning Board reviewed land donation article for Town Meeting. *Upon motion duly made (H. Berkowitz)*
313 *and seconded (A. Kafal) the Planning Board voted (3-0) to recommend acceptance of the open space within*
314 *the Hills at Whitinsville subdivision.*

316 Winston Woods, Definitive Plan –Scheduling of Public Hearing

317 Planning Board acknowledged receipt of definitive subdivision plan application filing for Winston Woods and
318 scheduled a public hearing date of September 26, 2017 (7:05 PM).

320 Winston Woods, Definitive Plan –Engineering Consulting Services

321 *Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (3-0) to engage the*
322 *services of JH Engineering Group, LLC to perform engineering consulting services on its behalf for the Winston*
323 *Woods definitive subdivision application.*

325 4 & 16 No. Main Street, Project Sign -Review/Approval

326 Planning Board reviewed proposed project sign and gas canopy prepared by AA Design. *Upon motion duly*
327 *made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (3-0) to APPROVE the project sign and*
328 *gas station canopy as presented. Reference is made to plan entitled “Proposed Sign Design” and “Canopy*
329 *Design” for 4 & 16 North Main Street. In making its decision to approve the Planning Board noted the*
330 *project sign shall not exceed 15-feet. The Board was pleased with the design, scale and style of the revised*
331 *sign. Planning Board members signed the site development plan at the end of the meeting.*

333 Farnum Circle, Scope of Work –Procurement for Services

334 Mr. Massey suggested due to the absence of two Planning Board members the discussion for Farnum Circle
335 will be tabled and rescheduled for September 26, 2017. Mr. Massey would like to have input from other
336 members before deciding on whether to resolicit for services Scenario 1 [Underground utilities] and/or
337 Scenario 2 [Roadway improvements]. Mr. Berkowitz felt doing the underground work may be difficult,
338 noting there is no way around Prevailing Wage Laws.

340 Open Space & Recreation Plan Update –Status/Update

341 Tabled -no discussion.

342 Local Housing Production Plan –Status/Update

344 Tabled -no discussion.

Subdivision/Site Developments –Update(s)

Mr. Bechtholdt informed the Planning Board that he is looking to coordinate meetings with the various Developers to review subdivision status (Carpenter Estates, Camelot Estates, Hemlock Estates, and Leonardo Estates), noting he met with Mujeeb Ahmed and Dale Bangma for Carpenter Estates earlier in the day. Mr. Bechtholdt will request updated construction schedules and overall status reports be provided to the Planning Board. Arrangements will be made for the Board to review at its meetings of September 26, 2017 and October 10, 2017. Mr. Bechtholdt suggested the Planning Board conduct a site visit of Hemlock Estates before its next meeting. The Planning Board scheduled a site visit for Hemlock Estates for Tuesday, September 26, 2017 at 6:00PM.

Planning Board Concerns –Discussion

Harry Berkowitz asked about the status of the Local Historic District Study Committee (LHDSC) and questioned if the current Committee is able to undertake this initiative. Mr. Bechtholdt indicated that he spoke with Ken Warchol, Chairman of the LHDSC, noting the Committee is down to only two (2) members. Mr. Bechtholdt explained that he may need to take a more active role and the Board of Selectmen will likely need to resolicit interest for residents to be on the Committee. The Planning Board acknowledged creating a Local Historic District was important. Mr. Berkowitz felt the town needs to move on this. Planning Board members offered to assist.

Mail –Review

In addition to the mail listed (attached) the Planning Board noted receipt of the following communications: Planning Board agenda for the September 12, 2017; Draft Agendas for September 26, 2017 and October 10, 2017; Public Hearing Notice for Ashton Place 2356 Providence Road; Site Plan for Residential Building Addition at Ashton Place 2356 Providence Road; Letter dated July 20, 2017 to Planning Board from Guerriere & Halnon, Inc. regarding Ashton Place Site Plan Review; Application for site plan review dated July 20, 2017 for Ashton Place, LLC; Certificate of Granting of Special Permit for Ashton Place, LLC dated July 6, 2017; Review Report Form dated August 11, 2017 to Town Manager/BOS, Board of Health, Conservation Commission, Building Inspector, Fire Department (Safety Committee), Police Department, DPW Highway, DPW Sewer, & Whitinsville Water Company from Town Planner concerning Ashton Place Site Plan Review; Memo dated August 31, 2017 to Planning Board from Town Planner regarding Ashton Place Site Plan Review; Site Plan Review Checklist dated August 31, 2017 for Ashton Place Modification/Addition; Report dated August 15, 2017 from Conservation Commission for 2356 Providence Road (Ashton Place); Letter dated September 5, 2017 to Town Planner from Whitinsville Water Company regarding Ashton Place; Public Hearing Notice to AMEND Section 173.12 (Table of Use Regulations) of the Zoning Bylaw to allow by special permit "Amusement and recreational services" within the Industrial Zoning Districts; Letter dated August 24, 2017 to Town Clerk from Town Planner regarding 2017 Fall Annual Town Meeting Zoning Amendment – Table of Use Regulations; Letter dated August 21, 2017 to Town Planner from Building Inspector concerning 355 Main Street/Indoor Motocross; Breault Motorsports Business Plan; Public Meeting Notice to consider its recommendation to layout Wilson Street and Roosevelt Drive (portion of) within the Presidential Farms subdivision; Board of Selectmen Public Meeting Notice to consider its recommendation to layout Wilson Street and Roosevelt Drive (portion of) within the Presidential Farms subdivision; Memo dated August 22, 2017 to Town Manager from Town Planner concerning Wilson St and Roosevelt Drive Street Acceptance; Memo dated August 24, 2017 to Town Clerk from Town Planner regarding Wilson St and Roosevelt Drive

vote to layout; Plans of Roosevelt Drive and Wilson St; Letter dated August 29, 2017 to Planning Board from Guerriere & Halnon, Inc. regarding Roosevelt Drive and Wilson St at Presidential Farms; Memo dated August 1, 2017 to Town Planner from Conservation Agent concerning Presidential Farms; Memo dated August 7, 2017 to all included parties from Highway Superintendent regarding Roosevelt Drive and Wilson Street; Letter to Town Planner from Fire Chief regarding Presidential Farms –Roosevelt Drive and Wilson Road street acceptance; Letter dated August 29, 2017 to Planning Board from Guerriere & Halnon, Inc. regarding Roosevelt Drive and Wilson Street at Presidential Farms; Wilson Street/Presidential Farms Section 222-9N Acceptance by the Town; Roosevelt Drive/Presidential Farms Section 222-9N Acceptance by the Town; Email dated August 29, 2017 to Presidential Farms, Inc. and Guerriere & Halnon, Inc. from Town Planner regarding Wilson Street and Roosevelt Drive Street Acceptance; Camelot Subdivision Construction Estimates/Punchlist /Performance Surety; Letter dated September 3, 2017 to Town Planner from JH Engineering concerning The Camelot Phase 1A Engineer's Construction Estimate; Letter dated September 3, 2017 to Town Planner from JH Engineering concerning the Camelot Phase 1B (formerly Phase 2A) Engineer's Construction Estimate; The Camelot Phase 1A Construction Budget through May 27, 2017; The Camelot Phase 1B Draft Construction Budget through May 27, 2017; Draft Minutes of August 22, 2017; Fall Annual Town Meeting Calendar; Letter dated June 20, 2017 to Town Clerk from Town Planner regarding 2017 Fall Annual Town Meeting the Hills Open Space; Plans showing the Hills at Whitinsville Open Space Parcels; Plan of 4 & 16 North Main Street; Plan of Proposed Sign at 4 & 16 North Main St; Request for Services (Construction) Price Proposals Farnum Circle; Request for Services (Construction) Price Proposals –Farnum Circle Scenario 2; KP Law "An Act to Ensure Safe Access to Marijuana;" Letter dated August 14, 2017 to East Bridgewater Town Clerk from Office of the Attorney General regarding marijuana establishments; Article from MA Municipal Association dated August 22, 2017 entitled "With recreational marijuana law signed, regulatory process begins;" Letter dated August 25, 2017 to J & F Marinella Development from Whitinsville Water Company concerning Hemlock Estates –Plan for Water Main Installation from Fir Hill Lane to Adams Circle; Email dated August 25, 2017 to Whitinsville Water Company, J&F Marinella Development Corp and Andrews Survey & Engineering from Town Planner regarding Hemlock Estates looping of water line (Fir Hill Lane to Adams Circle); Memo dated July 5, 2017 to Northbridge from CMRPC regarding Naming Planning Board Delegates for FY18; Memo dated July 5, 2017 to Planning Board from CMRPC regarding Appointment of Delegates and Alternates to the Central Mass Regional Planning Commission for FY18; Letter dated August 29, 2017 to Town of Upton Planning Board Chair from Mike Ronan concerning the Upton Ridge North and Upton Ridge South subdivision in Upton; 2017 Schedule of Planning Board Meetings.

Other

Planning Board noted receipt of KP Law summary brief regarding the "Act to Ensure Safe Access to Marijuana" a Guide to the Revised Law Legalizing Recreational Use of Marijuana (August 2017). Mr. Bechtholdt noted unfortunately the previous Town Manager did not want to pursue or discuss the local opt-out options which could have been considered in the spring (May 2017). Because of this, Mr. Bechtholdt added the Town may be a bit behind the eight-ball, despite having adopted a temporary zoning moratorium locally (November 2018). Mr. Bechtholdt explained that he has had some conversations with the new Town Manager and Police Chief on local options, noting the Board of Selectmen may look to consider the local opt-out option next spring (2018 Annual Elections). Planning Board briefly reviewed potential zoning scenarios for retail establishments (Zoning Bylaw) and possible timelines for adoption consideration. Mr. Bechtholdt informed the Planning Board that there is some interest in locating a marijuana retail establishment in

Northbridge; shared with them a business plan/proposal from Caroline's Cannabis, LLC. Mr. Bechtholdt invited Planning Board members to attend the School Building Committee's Community Forum scheduled for September 18, 2017 (6:00 PM -Balmer School). Planning Board tabled appoint delegates for CMRPC. Planning Board briefly reviewed the Economic Development Strategic Plan prepared by CMRPC. At the conclusion of the meeting Planning Board members signed the site development plan for National Grid, the solar canopy project (Main Street).

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, September 12, 2017 at or about 8:35 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II
Northbridge Town Planner

Cc: Town Clerk