

## NORTHBRIDGE PLANNING BOARD

## MEETING MINUTES

Tuesday, September 26, 2017

**(6:00 PM) HEMLOCK ESTATES SUBDIVISION -PLANNING BOARD SITE VISIT**

Hemlock Street &amp; Fir Hill Lane

Prior to its regularly scheduled meeting the Planning Board conducted a site visit of the Hemlock Estates subdivision (Hemlock Street and Fir Hill Lane). The following members of the Planning Board attend the walk-thru: Brian Massey, James Berkowitz, Harry Berkowitz, and Abdul Kafal. R. Gary Bechtholdt II, Town Planner and Joseph Marinella, Developer also attended.

Board members noted sections of asphalt along Hemlock Street and portions of Fir Hill Lane may need to be repaved, due to severe cracking and deterioration of topcoat. Board members also reminded the Developer of the need to make sure access to the drainage pond, located off Fir Hill Lane is accessible prior to street acceptance considerations; homeowner has installed a small shed and enclosed the area with a chain-linked fence. Mr. Marinella indicated that he will talk with the homeowners again. Board members inquired about the sewer pump station; Mr. Bechtholdt suggested he would contact the Sewer Superintendent to see if the DPW -Sewer Division has performed inspections. The DPW Director agreed to have the Sewer Department inspect all sewer pumps as part of its weekly/monthly schedule. Planning Board commented on how nice the sidewalk and curbing looks up through Fir Hill Lane. Board members questioned the location of the streetlight; setback some 6 to 8-feet behind the sidewalk. Planning Board requested the Developer to prepare an updated construction schedule for remaining work; Mr. Bechtholdt informed the Board that JH Engineering Group, the Board's consultant is to prepare a report and punchlist. Mr. Bechtholdt explained to Mr. Marinella that he needs to start buttoning-up the site for winter, asking when the catch basins would be exposed and curbing installed. Board members also noted that the drainage swale still needs to be completed. Mr. Marinella explained that the boulders along Fir Hill Lane are temporary and will need to be replaced with a retaining wall, or similar (to be constructed outside the right-of-way). Mr. Marinella explained to the Board that he will expose and raise the catch basins to grade along Fir Hill Lane and install temporary curbing before extending the sidewalk and setting the vertical granite curbing through to the cul-de-sac. Board members noted that at least one fire hydrant will need to be raised, noting the hydrant should be better protected during construction. The Planning Board reviewed the status of the looping of the waterline to Adam Circle. Mr. Marinella asked the Planning Board if they would be willing to authorize a foundation only permit for Lot 21, as he has a buyer for the lot. Mr. Bechtholdt reminded Mr. Marinella and the Planning Board that prior to the release of Lot 21 & 22 the Developer is to loop the waterline to Adams Circle and complete the agreed upon improvements to Gendron Street. Mr. Marinella explained to the Board that the Water Company has approved the design to the loop the waterline and would like to coordinate construction activity of the waterline with digging out the cellar hole for the foundation on Lot 21. Mr. Marinella indicated that he would not seek occupancy until after the waterline is completed. Mr. Bechtholdt again noted that the improvements to Gendron Street also need to be done and that the Board will not issue a building permit until the lot(s) are formally released. Board members acknowledged that the buyer(s) to Lot 21 were gathered at the cul-de-sac curious to learn if construction of the lot could

commence. Mr. Marinella explained to the Board that he would raise the catch basins, install temporary curbing and stabilize the front yards before seeking a foundation permit. Board members took information and observation made under advisement, noting they would discuss Hemlock Estates further during its regular meeting. Board members thanked Mr. Marinella and adjourned its site visit at or about 6:45PM.

**(7:00 PM) PLANNING BOARD MEETING**

Northbridge Memorial Town Hall

Recognizing the presence of a quorum Chairman Brian Massey called the September 26, 2017 Planning Board meeting to order at 7:00 PM with Harry Berkowitz, James Berkowitz, and Abdul Kafal in attendance. R. Gary Bechtholdt II, Town Planner was also present. Mark Key and Cindy Key, Associate Member were absent.

The following members of the public were in attendance: Angela Dolber; Janet Dolber; Kurt Dolber; Leslie Wright; Brad Wright; Joseph Antonellis; Michael Hassett, Guerriere & Halnon, Inc.; Nick Hollibaugh; Roy Broman; Robin Broman; Jenn Broman; Jonathan Hansen; Megan Taft; Brian Fitzgerald; Anthony Manzo-Bedard; Kathryn Ducey; Cindy Donati; Amy Cowan; Michael Cowan; Brian Benoit; Michelle Benoit; Joseph Leonardo; Ken Konicki; and Joyce Augustus.

**I. CITIZENS FORUM**

None

**II. FORM A –REVIEW/DECISION**

None

**III. WINSTON WOODS –PUBLIC HEARING**

Definitive Subdivision Review –Spring Street

Prior to the opening of the Public Hearing Chairman Massey noted that Mark Key, Member was absent and therefor would not be able to vote on the Winston Woods definitive subdivision application. Mr. Bechtholdt indicated that the legal ad and notification requirements had been satisfied. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to waive the public hearing notice. Upon separate motion duly made and seconded the Board opened the public hearing.

*In accordance with the provisions of MGL and the Town of Northbridge Subdivision Rules & Regulations, the Planning Board shall hold a public hearing Tuesday, September 26, 2017 at 7:05 PM in the Selectmen's Chambers of the Northbridge Memorial Town Hall, (7 Main Street Whitinsville, MA) to consider application of Brian D. Fitzgerald (Grafton, MA) for approval of Definitive Plan entitled "Winston Woods" prepared by Guerriere & Halnon, Inc. and dated August 16, 2017. The subject property, located at the end of Spring Street is designated as Assessors Map 15A Parcel(s) 224, 225, 226, 227, 228, 229, 230, 231, & 232, consists of ±9.18*

85 *acres within the Residential Three (R3) Zoning District. Application is for nine (9) multi-family residential lots.*  
86 *Copy of definitive plan, application, waiver requests and other submitted documents are on file with the*  
87 *Office of the Town Clerk (7 Main Street –Northbridge Memorial Town Hall) and within the Planning Office (14*  
88 *Hill Street –Aldrich School Town Hall Annex) may be inspected during regular office hours. The purpose of this*  
89 *hearing is to provide an opportunity for public comment; anyone wishing to be heard should attend said*  
90 *hearing at the time and place designated.*

91  
92 Michael Hassett, Guerriere & Halnon, Inc. on behalf of the Owner/Applicant, Brian Fitzgerald provided an  
93 overview of the subject property and proposed 9-lot subdivision development, extension of Spring Street.  
94 Mr. Hassett indicated that the project would be for nine (9) duplex house lots, noting two-family dwellings  
95 would require a separate special permit from the Zoning Board. Mr. Hassett explained the project would  
96 extend water and sewer into the subdivisions. Mr. Hassett noted location of existing wetland resource area  
97 and highlighted proposed improvements to Spring Street (sewer, underdrain and repave of Spring Street).

98  
99 Chairman Massey open comment to the public. Janet Dolber questioned if there would be any blasting  
100 during construction, concern of hydrology of the area and potential for creating/increasing the amount of  
101 water (natural springs in the area). Mr. Fitzgerald indicated that the project has been designed to minimum  
102 land disturbance and hoped he would not need to perform blasting. Ms. Dolber noted the existing water  
103 line in Spring Street is one of the oldest in town and questioned if the water service would also be replaced.  
104 Mr. Fitzgerald acknowledged the age of the service and suggested the area has been identified to be  
105 replaced by the town. Mr. Bechtholdt indicated that the Water Company has yet to provide its  
106 report/recommendation to the Planning Board however did note during initial discussions the desire to have  
107 the water service replaced as part of the subdivision development.

108  
109 Mr. Fitzgerald explained that the subject property had received approval in October 2009, however with the  
110 recession not constructed. Mr. Fitzgerald noted that he would like to keep everything the same as the  
111 original approval and would only blast if need be, suggesting he could do a lot of hammering if required. Mr.  
112 Fitzgerald felt the offsite improvements new sewer line, repaving of Spring Street and installation of an  
113 underdrain would all benefit the neighborhood. Mr. Fitzgerald does not anticipate any problems with water;  
114 suggesting it's a well-engineered project.

115  
116 Mr. Fitzgerald briefed the Planning Board on initial discussions with the Safety Committee; width of roadway,  
117 sidewalks, traffic, on-street parking, etc. Mr. Hassett noted the Safety Committee is considering eliminating  
118 sidewalk on one side of the street to promote better circulation of emergency vehicles, where parking along  
119 both sides of the roads creates difficulties traveling up/down the street (funeral home and church);  
120 eliminating sidewalk on one side would allow for a wider travel way. Mr. Fitzgerald and Mr. Hassett noted  
121 concern of eliminating sidewalk.

122  
123 Kurt Dolber questioned eliminating sidewalks, noting parking is an issue with high volumes of traffic. Mr.  
124 Dolber shared concerns with additional traffic and expressed concerns with the perennial stream behind his  
125 yard worried about basement flooding because of construction. Mr. Fitzgerald believed existing conditions  
126 would be improved where drainage would be directed into a retention basin and piped. Mr. Fitzgerald

indicated that there was some talk about doing dye-testing to see where the water goes, however not sure of its status. Mr. Fitzgerald noted it is clogged solid beneath the headwall, which they plan to unclog as part of the project and should get a lot better flow after that, noting it should be sufficient. Mr. Fitzgerald suggested anything at the top of the hill will get captured and should make for a better situation.

Jonathan Hansen inquired about potential homeownership, would they be rentals or owner occupied and what the sale price of the individual units would be. Mr. Fitzgerald stated he has a vision however does not really know until he has a better understanding of what the project looks like when its approved; Mr. Fitzgerald noted it will be tastefully done whatever he decides.

Megan Taft questioned if the Developer has done any other projects in town that may be comparable to the proposed Spring Street. Mr. Fitzgerald explained that he has not done any other projects before; this will be his first. Mr. Fitzgerald added that he has worked on commercial lots before and wants to do things by the books. Mr. Fitzgerald noted that he is looking to perhaps partner with Doug Brown a local contractor.

Jenn Broman expressed concerns with additional traffic and stated she does not want to see the sidewalks removed on either side of Spring Street. Ms. Broman voiced her opposition to the proposal, noting she moved to a quiet street and likes the woods behind where she lives and is concerned about additional noise from new neighbors. Ms. Broman asked Mr. Fitzgerald how many bedrooms are proposed for each unit; Mr. Fitzgerald again stated it was hard for him to say, suggesting it's like putting the cart before the horse; will have a better understanding once he knows what the site construction cost will be. Mr. Fitzgerald stated the homes will be appealing and should work well for everybody, adding he will be extremely consensus to limit impacts to existing neighbors by limiting the number of trees to be removed. Mr. Fitzgerald stated he wants to do a good project that is done tastefully.

Chairman Massey advised the public that the Planning Board cannot simply deny an application; if the subject property is zoned for residential development and the project meets the requirements set forth by the town, Subdivision Rules & Regulations then the Board will approve provided the Developer satisfies conditions and addresses comments and concerns.

Residents expressed concerns of additional traffic. Mr. Hassett indicated that the traffic study done as part of the original submittal, prepared in 2009 estimates nine (9) additional vehicle trips during the AM commute and twelve (12) additional trips in the evening. Board members and the public questioned the accuracy of estimated vehicle trips; Applicant/Engineer is to provide additional information. Mr. Massey indicated that the Board can revisit the traffic study noting the report was done some 8-years ago, if the Board wants a new study prepared the Applicant/Engineer will need to provide updated information.

Tony Manzo asked about the water table, noting there are springs upgradient where at one time there was an ice house. Mr. Manzo asked if there would be a guarantee on his foundation before blasting. Mr. Fitzgerald stated that they have dug a lot of deep holes out there and does not believe there will be a lot of blasting, some as deep as twenty (20) feet. Mr. Fitzgerald suggested most of the rock is on the surface. Mr.

Massey explained a Blasting Permit would be issued through the Fire Department, where the Developer would need to conduct a pre-blast survey, etc. as part of the application process.

A resident questioned who owns the sidewalk along Spring Street, suggesting when he spoke with someone at DPW they informed him that it was not the town. Mr. Hassett, in reference to the definitive plan indicated the right-of-way width of Spring Street is 40-feet and the sidewalks are within the right-of-way, suggesting the sidewalks are owned by the Town, noting there may be instance where sidewalk may encroach onto private property.

Residents questioned the timeline for construction start and completion of the project; Mr. Fitzgerald was not sure exactly on timing suggesting construction start could be the Spring of 2018. Mr. Massey asked him about project completion; Mr. Fitzgerald was unsure. Mr. Massey asked Mr. Fitzgerald more than 10-years or less than 10-years, to which Mr. Fitzgerald replied less than 10-years.

Brian Benoit, owner of the last house on left where proposed roadway will cut through questioned location of roadway and his driveway. Mr. Hassett explained the location of Spring Street (right-of-way) extends straight to the retaining wall. Mr. Hassett indicated as part of the subdivision development they would make improvements to extend his driveway, match elevations, etc. Mr. Benoit questioned the number of units on a dead-end; Harry Berkowitz indicated the limit is 18-lots. Mr. Benoit questioned how many houses are on Spring Street now; Mr. Bechtholdt clarified that the 18-lot restriction is a subdivision regulation; Planning Board agreed. Mr. Benoit shared concerns with amount of traffic and the existing parking along Spring Street. Mr. Benoit also expressed concerns with erosion control and drainage.

Mr. Benoit stated that he has lived at the end of Spring Street for approximately 17-years, citing half a dozen times the water has been up into the retaining wall; concerned that the design and construction of the undeveloped lot will create more frequent occurrences and perhaps compound the water problem by channeling and funneling the water to one focalized point. Mr. Benoit questioned what was used to calculate drainage flows pre-& post-development. Mr. Hassett offered a general explanation on the requirement to meet pre-& post-development and the design for a 100-year storm. Mr. Hassett briefly review proposed mitigation and stormwater management, noting proposed work will include unclogging the existing drain. Mr. Benoit noted the after the rain events in 2004/2005 he had a sinkhole appear; concerned about the amount of water upgradient and how the development will impact overall hydrology. Mr. Massey explained the Planning Board will have an engineer review (outside consultant) review on behalf of the town the submitted plans, drainage calculations, etc. before the Board renders a decision on the application.

Mr. Benoit voiced his opposition to the proposal, noting he too would prefer not having additional homes and traffic on Spring Street. Mr. Benoit mentioned that he does not necessarily doubt it could be nice project when it's all done, but questioned if the property, given its characteristics (steep grades, rock outcrops, wetland, etc.) will be easy and more likely problematic during construction. Mr. Massey mentioned the need to install erosion controls during construction which would be reviewed by the Board's engineer. Mr. Fitzgerald stated that once he starts he will get it done, hopefully short and painless.

Michelle Benoit noted they do not have sidewalks in front of their yard. Mrs. Benoit noted through the years they have experienced all kinds of issues citing numerous instances where water backs up and collects, where huge gullies form and DPW corrects every winter. Mrs. Benoit is concerned with the amount (unknown) amount of water coming off the site. Mrs. Benoit noted the information provided for this submittal is out of date and should be redone; as a direct abutter, she requests the Planning Board to require that all studies and test pit be done again. Mrs. Benoit explained the property has been altered since the 2009 filing which has grossly changed the water flows onto Spring Street. Mr. Massey suggested the Board's consultant will review the information presented and offer comments and recommendations to the Planning Board. Harry Berkowitz suggested because it's a new submittal new information needs to be presented.

Mrs. Benoit is concerned about the financial readiness for a project like this, where back in 2008 the Applicant did some initial site work for the approved project which then came to an abrupt halt. Mrs. Benoit questioned if the Developer is financially able to sustain this project to the end, asking what happens if work starts and for whatever reason he cannot finish the project, what happens then. Mr. Bechtholdt agreed with Mrs. Benoit that the site is certainly not an easy one to development and will require a significant amount of work to ensure abutters are not impacted during and after construction. Mr. Bechtholdt shares the concerns of potential water run-off problems once the site is opened up for development. Mr. Bechtholdt noted in addition to Planning Board approval the project requires approval from the Conservation Commission as well. The Commission will have the ability to issue fines if concerns are not addressed. Mr. Bechtholdt noted a lot of attention to be paid to construction sequencing, phasing and other erosion control measures during construction.

Resident expressed concerns with potential loss of habitat and how close to the Prospect Street homes the project would encroach. Mr. Hassett, in referencing the definitive plan showed approximate location of the limit of disturbance (tree line) from the lots abutting property along Prospect Street. Michael Cowan asked what the distance was (footage); Mr. Hassett estimated approximately 40 to 60-feet to the rear property line, noting the tree line distance varies.

Having no additional comment from the public Chairman Massey asked the Town Planner for some initial thought and comments. Mr. Bechtholdt explained this meeting is the first of potential many meetings that may spanned a couple of months depending on what concerns are raised and how quickly the Applicant/Engineer can resolve them. Mr. Bechtholdt reiterated comments made by the Chairman earlier, explaining that the Planning Board votes on the applications however takes input from the various town departments, the public and the Board's consulting engineer that works directly with the town (third-party independent review). Mr. Bechtholdt explained, in addition the town has a Conservation Agent that will also review the application. Mr. Bechtholdt encouraged the Applicant/Engineer to file with the Conservation Commission as soon as possible. Mr. Hassett indicated a submittal to the Commission is forthcoming; wanted to wait until after the first meeting with the Planning Board. Mr. Bechtholdt stated the property is not an easy site; potential concerns during construction, sequence of construction, phasing and erosion controls. Mr. Bechtholdt noted again that the Board relies on the municipal department staff to provide comment and input.

Mr. Bechtholdt explained the project submitted, as presented does not meet the town's Subdivision Rules & Regulations, for the Board to approve a number of waivers would need to be granted by the Planning Board. Mr. Bechtholdt explained the property is zoned residential, similar to the zoning of the abutting parcel which allows the property to be developed; the zoning will dictate to what degree and what density. The property is zoned Residential-Three (R3) which allows single-family by right and two-family duplex by special permit from the Zoning Board.

Mr. Bechtholdt indicated that he will have his report to the Planning Board for its next scheduled review. Mr. Bechtholdt acknowledged the subject property had received an approval in 2009 (expired), however since that time the town's Subdivision Rules & Regulations have changed; changed for the better. The Board needs to be careful when they review the waivers for this project and any other project that the Board may see. In some instances, certain waivers may make sense based upon site conditions and others may not and the plan submittal will need to be revised to meet subdivision design standards. Mr. Bechtholdt stated that there is no guarantee the project will be approved.

Mr. Hassett confirmed for Mr. Bechtholdt that the centerline of the roadway has been staked out in the filed with proposed cut & fill amount called out. Mr. Bechtholdt suggested Board members conduct a site walk to review the site and to solicit input from departments on each waiver request. Mr. Bechtholdt noted the Safety Committee held an initial review earlier in the month and will take up this matter once again in October with recommendations.

Mr. Bechtholdt suggested the Board continue its review to November 14, 2017 and conduct a site visit during the month of October. Mr. Bechtholdt suggested the Board look to review the waiver requests and initial comments from the Board's consultant at the November 14<sup>th</sup> meeting. The Planning Board shall solicit comment from the town departments specific to the waivers being requested.

*Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (4-0) to continue the public hearing to Tuesday, November 14, 2017 at 7:05 PM.* Mr. Hassett explained that he will need to confirm if the cut & fill amounts have been staked out in the field. The Planning Board will look to schedule a site walk prior to the November 14, 2017 meeting.

Mr. Bechtholdt explained to the public in attendance that they will not receive another notice in the mail from the Planning Board. Mr. Bechtholdt invited residents to contact the Planning office and feel free stop in to review the file. Mr. Massey thanked abutters and the Applicant/Engineer.

#### **IV. NORTH MAIN STREET -PUBLIC HEARING**

Article XIII -Aquifer Protection District

Single-Family House Special Permit Application [Assessor Map 6 Parcel 12]

Prior to the opening of the Public Hearing Chairman Massey noted that Mark Key, Member and Cindy Key, Associate Member were absent and therefor will not be able to vote on the special permit application. Mr. Bechtholdt indicated that the legal ad and notification requirements had been satisfied. Upon motion duly

made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to waive the public hearing notice. Upon separate motion duly made and seconded the Board opened the public hearing.

*In accordance with the provisions of Massachusetts General Laws the Town of Northbridge Zoning Bylaw - Article XIII Aquifer Protection District, the Planning Board, the Special Permit Granting Authority shall hold a public hearing Tuesday, September 26, 2017 at 7:35 PM in the Selectmen's Chambers of the Northbridge Memorial Town Hall, (7 Main Street Whitinsville, MA) to consider application of Quality Homes, Inc. for Special Permit to construct a single-family home with on-site septic on subject property located within the Residential-Two (R2) Zoning District, identified as Assessors Map 6 Parcel 12 [North Main Street, Goldthwaite Road, Purgatory Road]. Copy of the Special Permit application, layout plan and other submitted documents are on file with the Office of the Town Clerk (7 Main Street –Northbridge Memorial Town Hall) and within the Planning Office (14 Hill Street –Aldrich School Town Hall Annex) may be inspected during regular office hours. The purpose of this hearing is to provide an opportunity for public comment; anyone wishing to be heard should attend said hearing at the time and place designated.*

Attorney Joseph Antonellis, on behalf of the Owner/Applicant reviewed with the Planning Board the Aquifer Protection District special permit application. Mr. Antonellis introduced Brad Wright (Country Home Builders) and Leslie Nava (Quality Homes, Inc.). Mr. Antonellis reviewed the subject property and the need to obtain a special permit, as determined by the Building Inspector for a single-family home with on-site septic in the Aquifer Protection District. Mr. Antonellis thanked the staff for expediting the scheduling of the public hearing. Mr. Antonellis noted the subject parcel had a previous approval (special permit) to construct a duplex however they wish to construct a single-family home. Mr. Antonellis informed the Board that the Board of Health has reviewed and approved the septic design plan and has also reviewed with special permit application taking into consideration comments received by the Whitinsville Water Company.

Mr. Antonellis reviewed supplemental information provided to address criteria set forth in Section 173-76 C (1-7) of the Zoning Bylaw. Planning Board reviewed correspondence received from Community Planning & Development (September 05, 2017); Whitinsville Water Company (September 08, 2017); Office of the Inspector of Buildings (September 11, 2017); and Board of Health (September 13, 2017). Planning Board reviewed application, proposed site plan for single-family home and the zoning bylaw provision, Article XIII - Aquifer Protection Districts. The Planning Board acknowledged the comments received by the Whitinsville Water Company and the memorandum issued by the Board of Health, which after consideration of the Whitinsville Water Company letter recommended no changes to the plan submitted.

After some general discussion regarding the subject property the Chairman sought comments from the public; having none the Board voted to close the public hearing.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0 -roll call vote) to grant with conditions the special permit for single-family dwelling with on-lot sewerage within the Aquifer Protection District (Zone II) subject to receipt of comment from the Conservation Commission, Department of Public Works and the Northbridge Fire Department.*



Conditions of approval include the following: Owner/Tenant/Occupant shall not generate, store or otherwise handle potentially hazardous materials in any quantity greater than associated with normal household use; Owner/Tenant/Occupant shall not store any hazardous materials on the property during construction; Owner/Tenant/Occupant shall not store any hazardous materials beyond those amounts associated with ordinary use and maintenance of a single-family residence; and other than to remove excess fill related to the construction and installation of the foundation and on-site septic system there shall be no excavation activity on the site that results in creation of grades less than five (5) feet above groundwater.

Reference is made to Plan of Property dated May 1960 prepared by G. Bertrand Bibeault [PL BK 309 PL 39]; Sewerage Disposal System Plan dated June 21, 2017 prepared by Andrews Survey & Engineering, Inc.; copy of letter dated August 04, 2017 from the Inspector of Buildings; and supplemental information received September 15, 2017 from Attorney Joseph M. Antonellis on behalf of the Applicant. Reference is made to Community Planning & Development memorandum dated September 05, 2017; Whitinsville Water Company letter dated September 08, 2017; Inspector of Buildings letter dated September 11, 2017; and Board of Health letter dated September 13, 2017 received by the Planning Board.

The Planning Board, Special Permit Granting Authority took into consideration the following criteria in acting on the application for special permit: the appropriateness of the specific site as a location for the proposed use or structure; the adequacy of public sewage and water facilities, or the capabilities of the site for on-lot sewerage and water provisions; the impact on the character of the neighborhood; the safety of vehicles and pedestrians and the traffic to be generated by the proposed use or structure; the adequacy of other public facilities to ensure proper operation of the proposed use or structure; and consistency with the town's Master Plan.

The Planning Board considered criteria set forth in Section 173-47 and Section 173-75 of the Northbridge Zoning By-Laws. In doing so the Planning Board found the proposal, single-family dwelling with on-site septic to provide adequate on-lot sewerage provisions based upon its review of testimony and correspondence received by Joseph M. Antonellis, the Whitinsville Water Company and the Northbridge Board of Health.

The Planning Board thanked Mr. Antonellis, Mr. Wright and Ms. Nava for attending.

#### **V. ZONING AMENDMENT ARTICLE -PUBLIC HEARING**

§173.12 [Table of Use Regulations]

Retail Services -Amusement and recreational services

Mr. Bechtholdt indicated that the legal ad and notification requirements had been satisfied. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to waive the public hearing notice. Upon separate motion duly made and seconded the Board opened the public hearing.

*In accordance with MGL CH 40A SEC 5 [Adoption or change of zoning ordinances or bylaws; procedures] the Northbridge Planning Board will hold a public hearing Tuesday, September 12, 2017 (7:25 PM) in the Selectmen's Room, Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA 01588 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 District(s). A copy of the proposed amendment is on file with the Town Clerk (7 Main Street –Town Hall) and Community Planning & Development (14 Hill Street – Town Hall Annex) and may be reviewed during normal office hours. The purpose of this 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. Massey noted the original proponent, Steve Breault was not in attendance and asked the Board how they wish to proceed. Harry Berkowitz felt changing the Zoning Bylaw to allow for greater flexibility in the Industrial Zoning Districts made since, noting he is in favor of the amendment. James Berkowitz agreed.

After some general discussion Mr. Massey sought input from the public, having none the Board closed the public hearing.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to recommend Article 8 of the 2017 Fall Annual Town Meeting to amend Northbridge Zoning Bylaw Section 173-12 [Table of use regulations] to allow “Amusement and Recreational Services” within the Industrial One (I1) and Industrial Two (I2) Zoning Districts by special permit of the Planning Board.

The Planning Board views this zoning amendment article as an opportunity to help facilitate the reuse of an underutilized building and perhaps promote Northbridge as a destination, which now includes the Blackstone River Valley National Historical Park designation within Whitinsville.

## VI. HEMLOCK ESTATES -REVIEW/DISCUSSION

Construction Schedule -Status Report(s)

Vote to initiate calling-in performance bond

Planning Board briefly reviewed observation made during the site walk (see meeting notes above).

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to authorize and allow for the issuance of a foundation only permit for Lot 21, Fir Hill Lane subject to the Developer satisfying the following: expose and raise to grade upper two (2) catch basins on Fir Hill Lane; install temporary berm (Fir Hill Lane), from approx. Station 10+00 to 13+50 (blue house); stabilize front lawn areas (Lots 16-19); and submittal of construction schedule (30, 60 & 90-day for Hemlock Estates).

In taking such action, the Planning Board noted Lots 21 & 22 shall remain restricted to the Covenant and shall not be subject to lot release until such time the Developer completes the looping of the water service (Adam Circle) and improvements to Gendron Street are satisfied. The Planning office may sign-off on a full Building Permit Application once the lot(s) are formally released by the Planning Board.

VII. CAMELOT SUBDIVISION -REVIEW/DISCUSSION

Construction Schedule -Status Report

Vote to initiate calling-in performance bond

Planning Board tabled discussion to its October 10, 2017 meeting.

OLD / NEW BUSINESS

Approval of Meeting Minutes –August 08, 2017 & September 12, 2017

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to approve the minutes of August 08, 2017 as amended. Planning Board tabled action on September 12, 2017.*

CMRPC Planning Board Delegates –Vote to Appoint/Reappoint

Planning Board tabled appointment/re-appointment considerations

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

Point of information -no discussion.

2017 FATM Warrant Articles –Vote Recommendation(s)

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (4-0) to recommend street acceptance for Wilson Street and Roosevelt Drive to be considered at the Fall Annual Town Meeting scheduled for Tuesday, October 24, 2017.

Farnum Circle Scope of Work –Procurement for Services

Planning Board reviewed

October 17, 2017 Planning Board Meeting –Vote to Cancel Meeting

Due to a potential lack of quorum the Planning Board voted (4-0) to cancel its meeting of October 17, 2017.

Planning Board Concerns –Discussion

None noted at this time.

Mail –Review

In addition to the mail listed (attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for the September 26, 2017 meeting; Draft Agendas for the October 10, 2017, October 17, 2017 and November 14, 2017 meetings; Public Hearing Notice for approval of a definitive plan entitled “Winston Woods;” Letter dated August 16, 2017 to Planning Board from Guerriere & Halnon, Inc. regarding Winston Woods Definitive Plan Submission; Form C Application for Approval of Definitive Plan dated August 16, 2017 for Winston Woods; Form D Designer’s Certificate dated August 16, 2017 for Winston Woods; Narrative of Winston Woods dated August 16, 2017 from Guerriere & Halnon, Inc.; Letter dated August 16, 2017 to Planning Board from Guerriere & Halnon, Inc. regarding Winston Woods Waiver Requests; Definitive Subdivision Plan for Winston Woods dated August 16, 2017; Memo dated August 28, 2017 to Board of Health, Conservation Commission, Director of Public Works (/Safety Committee), DPW-

Highway, DPW-Sewer, Fire Department, Police Department, Inspector of Buildings, & Whitinsville Water Company from the Town Planner concerning Winston Woods Definitive Subdivision Review/Report Form; Memo dated September 6, 2017 to Town Planner from the Conservation Commission regarding Winston Woods; Memo dated September 18, 2017 to Town Planner from DPW Highway Superintendent regarding Winston Woods; Letter dated September 15, 2017 to Board of Selectmen from Northbridge Safety Committee regarding the minutes of their meeting on August 13, 2017; Public Hearing Notice for a single-family dwelling with on-site septic on property located at North Main St, Goldthwaite Road and Purgatory Road (within the aquifer district); Special Permit Application dated August 31, 2017 for Aquifer Protection District Application for Special Permit at 0 North Main Street; Plot plan of North Main Street, Goldthwaite Road and Purgatory Road; Sewage Disposal Plan of North Main Street, Goldthwaite Road and Purgatory Road; Letter dated August 4, 2017 to Country Home Builders from Building Inspector concerning North Main Street Permit Application; Supplement to the Special Permit Application Pursuant to 173-73 Zoning Bylaw for 0 North Main Street; Memo dated September 5, 2017 to Board of Health, Conservation Commission, Building Inspector, Director of Public Works & Fire Chief from Town Planner concerning Special Permit – Aquifer Protection District Single-Family Dwelling – Review/Report Form; Letter dated September 8, 2017 to Town Planner from Whitinsville Water Company regarding Special Permit for North Main Street; Letter dated September 11, 2017 to the Town Planner from Building Inspector concerning Special Permit –Aquifer Protection District; Letter dated September 13, 2017 to Planning Board from Board of Health regarding North Main Street Special Permit Application Aquifer Protection District; Article XIII Aquifer Protection District (Section 173-70) pages 80–87; Letter dated September 13, 2017 to Town Clerk from Town Planner concerning 2017 Fall Annual Town Meeting –Section173-12 (Table of Use Regulations) Retail Services Amusement and recreational services Zoning Bylaw Amendment; Public Hearing Notice for amendment to Section 173.12 (Table of Use Regulations) Zoning Bylaw amendment; Letter dated August 24, 2017 to Town Clerk from Town Planner regarding 2017 Fall Annual Town Meeting Zoning Amendment Table of Use Regulations; Plan of Hemlock Estates; 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 and Andrews Survey & Engineering from Town Planner concerning Hemlock Estates looping of the waterline (Fir Hill Lane to Adams Circle; Camelot Subdivision Construction Schedule Milestones; Draft Minutes of August 8, 2017; CMRPC Planning Board Delegates form; 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; Calendar for the Fall Annual Town Meeting; Memo dated September 13, 2017 to Town Planner from Executive Assistant to the Town Manager concerning the Intent to Lay Out of Wilson Street and Roosevelt Drive (portion of); Letter dated September 19, 2017 to Board of Selectmen from Town Planner concerning the Street Acceptance of Wilson St; Letter dated September 19, 2017 to Board of Selectmen from Town Planner concerning the Street Acceptance with attachments for Farnum Circle; Legal Notice for the Request for Services (Construction) Price Proposals with attachments –Farnum Circle (Scenario 2); Letter dated September 13, 2017 to Conservation Commission from Borrego Solar regarding Solar Facility at 496 Purgatory Road request to withdraw without prejudice; National Grid document on Processing URD Streetlights; 2017 Planning Board Schedule of Meeting Dates.

#### Other

503 None

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505 Adjournment

506 Having no additional business the Planning Board adjourned its meeting of Tuesday, September 26, 2017 at  
507 or about 8:45 PM.

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509 Respectfully submitted,

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Approved by the Planning Board –

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513 R. Gary Bechtholdt II

514 Northbridge Town Planner

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517 Cc: Town Clerk