

NORTHBRIDGE PLANNING BOARD

MEETING MINUTES

Tuesday, October 10, 2017

Recognizing the presence of a quorum Chairman Brian Massey called the October 10, 2017 Planning Board meeting to order at 7:00 PM with Harry Berkowitz, James Berkowitz, and Abdul Kafal in attendance. Cindy Key, Associate Member and R. Gary Bechtholdt II, Town Planner were also present. Mark Key was absent.

The following members of the public were in attendance: Kurt Lange; Donna Lange; Robert L. Alix; Carter McCann; Rayo Bhungara; Steve O'Connell, Andrews Survey & Engineering, Inc.; Scott Read; and Shamus McGovern.

I. CITIZENS FORUM

None

II. FORM A –REVIEW/DECISION

None

III. QUAKER & PUDDON STREET -DISCUSSION

(Proposed) Large-Scale Solar Photovoltaic

Stephen O'Connell, Andrews Survey & Engineering, Inc. on behalf of the property owners, Kurt and Donna Lange reviewed with the Planning Board a proposal to install a large-scale solar photovoltaic facility (approx. 15 megawatts) on property located off Quaker Street and Puddon Street. Mr. O'Connell explained to the Planning Board that such proposal would require a zoning amendment as the subject property is within the Residential-One (R1) Zoning District where solar farms are currently not permitted. Mr. O'Connell mentioned he and the development team, Robert Alix and Rayo Bhungara are reviewing examples of existing overlay district bylaws for consideration. Mr. O'Connell explained that they would be looking for the town to hold a special town meeting, noting they missed the Fall Annual Town Meeting and would prefer not to wait until the Spring Annual (May 2018). Mr. Bechtholdt explained that the Board of Selectmen may call a special, noting the Planning Board has no authority to do so. Mr. Massey suggested Mr. O'Connell contact the Town Manager/Board of Selectmen to present their proposal and see if the Selectmen are agreeable to call a Special Town Meeting.

Chairman Massey suggested the Planning Board withhold comment until they have a chance to review a draft zoning amendment. After some general discussion on subject property location and potential size of the solar facility Mr. Bechtholdt requested that Mr. O'Connell prepare a written narrative describing the proposal and provide a copy of the draft zoning provision. The Planning Board will review this matter once again at its meeting of Tuesday, November 14, 2017.

IV. LEONARDO ESTATES -REVIEW/DISCUSSION**Construction Schedule -Status Report**

Planning Board noted receipt of letter dated September 15, 2017 from Terreno Realty, LLC (Joseph Leonardo, Developer) detailing a comprehensive status report of the subdivision development. Mr. Massey mentioned that he has visited the site numerous times, noting the project seems to be going very well. Mr. Massey encourage other Planning Board members to drive through the project to see how it looks firsthand.

Mr. Bechtholdt explained to the Board that he met with Mr. Leonardo earlier in the day, advising him that he did not necessarily need to attend tonight's meeting. Mr. Bechtholdt noted that he reminded Mr. Leonardo of the need to button up the site prior to the end of the construction season. Mr. Bechtholdt informed the Board due to delays with National Grid the installation of streetlights has not progressed. Mr. Bechtholdt noted this unfortunately is consistent with all subdivisions at this time.

Mr. Bechtholdt mentioned the he has asked JH Engineering Group, the Board's consultant to perform an inspection and provide a report. Mr. Bechtholdt will provide a copy of the report to the Board and others upon receipt.

V. CARPENTER ESTATES -REVIEW/DISCUSSION**Construction Schedule -Status Report**

Planning Board noted receipt of construction schedule dated September 15, 2017 from Mujeeb Construction Inc. for the subdivision development. Mr. Massey mentioned that he has not been out to Carpenter Estates is a few weeks, but will do so soon. Mr. Massey encouraged Board members to also drive through the development.

Mr. Bechtholdt reminded the Board that this subdivision is considered an LID -Low Impact Development, so it will look different than other subdivisions in town. Mr. Bechtholdt noted there are a series of rain gardens and bioretention areas along the roadway edge where stormwater will sheet-flow off the roadway and collected in the rain gardens. James Berkowitz noted that he has visited the site and has seen the grass-swale areas at the driveways.

Mr. Bechtholdt explained to the Board that he met with the Developer, Mujeeb Ahmed and the Contractor, Dale Bangma a few weeks back to discuss the overall status and the need to button up things prior to the end of the construction season. Mr. Bechtholdt mentioned the he has asked JH Engineering Group, the Board's consultant to perform an inspection and provide a report. Mr. Bechtholdt will provide a copy of the report to the Board and others upon receipt.

VI. HEMLOCK ESTATES -REVIEW/DISCUSSION

Construction Schedule -Status Report

Vote to initiate calling-in performance bond

Stephen O'Connell, Andrews Survey & Engineering, Inc. on behalf of the Developer, J&F Marinella Development provided the Planning Board with a brief status overview of the subdivision development. Mr. O'Connell explained the two (2) catch basins at the upper-end of Fir Hill Lane have been exposed and raised to grade, the temporary curbing has been installed along the right-hand side of the Fir Hill Lane and the front yards have been stabilized (hydro-seeded). Mr. O'Connell noted the Developer will provide the Board with an updated construction schedule as was required for the issuance of a foundation only permit for Lot 21.

Mr. Massey questioned if the temporary curbing extended to the blue house at the cul-de-sac as requested. Mr. Bechtholdt explained to the Board that he visited the site earlier in the day and did observe the catch basins and temporary curbing, noting that it did not appear the curbing extend through the cul-de-sac. Mr. Massey mentioned that he would drive through the project tomorrow to review. Mr. O'Connell will contact the Developer to make sure he is aware that the temporary curbing is to extend through to the cul-de-sac and may need to be extended. Mr. Massey inquired about the 30, 60 & 90-day construction schedule.

Mr. Bechtholdt reminded the Planning Board that JH Engineering Group, the Board's consultant is to prepare an updated report and punchlist items of remaining work; once this is received the Developer will provide the Planning Board with 30, 60 & 90-day milestones.

VII. CAMELOT SUBDIVISION -REVIEW/DISCUSSION

Construction Schedule -Status Report

Vote to initiate calling-in performance bond

Chairman Massey noted that he will abstain from discussions specific to Phase 1A [Camelot]; James Berkowitz, Vice Chairman chaired the discussion for the Camelot subdivision. Stephen O'Connell, Andrews Survey & Engineering, Inc. on behalf of the Developer, J&F Marinella Development provided the Planning Board with a brief status overview of the subdivision development. Mr. O'Connell noted that Joseph Marinella received the check for the bond reduction on Friday and paid his subcontractors that installed the curing and sidewalks. Mr. O'Connell mentioned that Mr. Marinella is hopeful to have the same subcontractor return to complete Joseph Circle, however is concerned that it took so long to pay them and they may have moved on to other projects before the end of this construction season.

Mr. Bechtholdt informed the Planning Board that unfortunately it takes up to 3-weeks before a check is issued by the town; noting there is a warrant schedule in place with the Town Accountant and Town Treasurer, however he is not sure what may create delays in issuing payment.

Mr. O’Connell explained since the granite curbing and sidewalk were extended unfortunately not a lot of additional work has been done. Mr. O’Connell noted the he spoke with the Developer earlier and will provide the Board with an update on the 30, 60, 90, & 12-day milestones, mentioning at this point will need to be adjusted.

Mr. Bechtholdt inquired about the status of the Stormceptor alternative, suggesting Mr. O’Connell provide him with design specs, etc. so the Board’s consultant and the town’s Conservation Agent can review. Mr. Bechtholdt also inquired about the status of the sewer pump station. Mr. O’Connell informed the Board that it was his understanding that the new pump has been installed and is operational. Mr. Bechtholdt noted that he assumed everything is now working as he has not heard from the Sewer Superintendent informing him of any problems or concerns. Mr. O’Connell mentioned that Williamson Electric and the Sewer Department have met to discuss alternatives, however is not sure of its overall status.

Mr. O’Connell explained to the Board that the installation of streetlights remains delayed perhaps largely due to the fact National Grid has sent crews south to assist with the hurricane cleanups. Mr. Bechtholdt indicated there may have been some issues with the pouring of the sidewalk, where along certain sections (numerous) the sidewalk is rough, where it also looks like they may have troweled too dip, leaving a quarter-inch edge along the sidewalk. Mr. O’Connell indicated he would mention that to the Developer, suggesting they could shave or grid-down to correct edges and potential tripping hazards. Mr. Bechtholdt explained that he mentioned the sidewalk concern to the Board’s consultant, who will add it to the punchlist and calculate an amount.

The Planning Board asked Mr. O’Connell to remind the Developer that they will not be releasing any additional lots until Phase 1A and Phase 1B are substantially complete and that the next phase of construction will be the continuation of Rebecca Road to Hillcrest.

Scott Read (resident), confirmed with the Planning Board that the Developer will be responsible to address and repair disturbed areas at driveways and along the individual lot frontage, such as providing additional loam, seeding back of sidewalk, etc.

Mr. Read asked what the detention pond (corner of Rebecca/Joseph Circle) will look like when completed, asking if a fence will be installed. Harry Berkowitz stated the town does not typically require fencing. Mr. O’Connell described the function of the detention pond, noting the pond has been shaped, with flare-end and rock-wall gabions still needed to be installed along with some additional piping and outlet structures. Mr. O’Connell mentioned once completed the pond will be loamed and landscaped per the plan. Mr. Bechtholdt confirmed with Mr. O’Connell that the pond will be grassed and mostly dry. Mr. O’Connell explained that the detention pond has been designed to hold water no more than 72-hours after the last rain event. The Board noted that the Developer will be responsible for the maintenance of the pond until such time the roads are formally accepted by the town, at which time DPW will be responsible to maintain the detention basin.

Shamus McGovern (resident), confirmed with the Planning Board that the sidewalk will extend across and through the driveways, same as the other sidewalk along Rebecca Road. Mr. McGovern asked if he could be notified by the Developer prior to installation that way he can plan accordingly for the temporary disruption. Mr. O'Connell will advise Mr. Marinella to provide the homeowners with proper notice before the sidewalks at the driveway locations are poured.

The Planning Board confirmed that the sidewalks need to extend through the driveways. The Board reminded Mr. O'Connell to have the Developer provide an updated 30, 60, 90, & 120-milestones. Mr. Bechtholdt stated the updated schedule should be accurate and truthful, suggesting there is no point in providing something he cannot complete; be honest. The Planning Board agreed, the schedule should be realistic and may need to extend certain items to March/April 2018.

Mr. O'Connell mentioned that he would talk with Mr. Marinella about planting the street trees this fall and will look to confirm when he planned to perform the additional sidewalk and curbing along Joseph Circle. Mr. Bechtholdt asked that the Developer, prior to planting the street trees stake out in the field proposed locations that way homeowners understand where the trees will be planted. Mr. O'Connell will review with Mr. Marinella the definitive plan approval to make sure the trees are planted within the right-of-way and consistent with placement of street trees already planted along the entrance of Rebecca Road.

OLD / NEW BUSINESS

Approval of Meeting Minutes -September 12, 2017

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal) the Planning Board voted (4-0) to approve the meeting minutes of September 12, 2017.

2017 Fall Annual Town Meeting –Tuesday, October 24, 2017

Harry Berkowitz offered to read the Motion and Planning Board Report for Article 5 (Wilson Street) and Article 6 (Roosevelt Drive) at the Fall Annual Town Meeting. Brian Massey offered to read the Motion(s) and Planning Board Report(s) for Article 7 (Open Space) and Article 8 (Zoning Amendment) at the Fall Annual Town Meeting. Planning Board reviewed the DRAFT Report for Article 8.

Temporary Moratorium Recreational Marijuana Establishments – Status/Discussion

Mr. Bechtholdt informed the Board that he will be meeting with the Town Manager and Police Chief on Wednesday, October 11, 2017 to review local options and next steps as it relates to recreational marijuana; Mr. Bechtholdt will look to update the Board at its next scheduled meeting.

(Whitinsville) Local Historic District Study Committee –Status/Discussion

Mr. Bechtholdt informed the Planning Board that he met with Ken Warchol, Chairman of the Local Historic District Study Committee on October 05, 2017, who explained to him that the Committee is down to only two (2) members. Mr. Bechtholdt advised the Board that arrangements have been made for the Board of Selectmen to discuss the status of the Local Historic District Study Committee at its meeting of November 06, 2017, at which time they may (re)solicit residents interested to be on the Committee. Mr. Bechtholdt

noted he will likely take a more active role and suggested at least one of the Planning Board members should look to be appointed as well. Mr. Bechtholdt will update the Board at its next scheduled meeting.

Economic Development Strategic Plan –Review/Implementation

Mr. Bechtholdt informed the Planning Board that the Board of Selectmen reviewed the Action Items of the Economic Development Strategic Plan at its meeting of September 11, 2017. The Board of Selectmen will look to form an Ad-Hoc Economic Development Committee to oversee and implement the action items identified. Mr. Bechtholdt will update the Board at its next scheduled meeting.

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 October 10, 2017 meeting; Draft Agendas for the October 24, 2017 and November 14, 2017 agendas; Letter dated September 21, 2017 to Planning Board Chair from Donna Lange regarding land off Quaker and Puddon Streets; Draft Information for Discussion Only –Not to be Submitted to the Planning Board dated September 07, 2017 regarding land off Quaker and Puddon Streets; Chapter 173 Zoning language; Leonardo Estates Overall Site Plan dated August 13, 2013; Letter from Terreno Realty, LLC dated September 25, 2017 to Planning Board concerning Leonardo Estates Subdivision Status Report; Plan of Carpenter Estates dated April 15, 2007; Carpenter Estates Construction Schedule dated September 25, 2017; Plan of Hemlock Estates dated June 10, 2008; Letter dated September 27, 2017 to Building Inspector from Planning Office regarding Hemlock Estates Lot 21; Plan of the Camelot dated December 6, 2010; Camelot Subdivision Phasing and Milestones; Letter dated September 27, 2017 to Town Clerk from Planning Board concerning 2017 Fall Annual Town Meeting Article 5 Wilson Street –Street Acceptance; Letter dated September 27, 2017 to Town Clerk from Planning Board regarding 2017 Fall Annual Town Meeting Article 6 Roosevelt Drive (portion of) –Street Acceptance; Letter dated September 13, 2017 to Town Clerk from Planning Board regarding 2017 Fall Annual Town Meeting Article 7 Land Donation, Hills at Whitinsville Open Space; Article 7 2017 FATM The Hills Land donation plan of the Hills at Whitinsville; Letter dated September 17, 2017 to Town Clerk from Planning Board 2017 Fall Annual Town Meeting Article 8 Zoning Amendment –Table of Use Regulations; Draft language of 2017 FATM Article 8 (Section 173-12 Table of Use Regulations); and the 2017 Planning Board Meeting Schedule.

Other

Planning Board scheduled a site walk for Winston Woods for Saturday, October 21, 2017 at 8:00 AM. James Berkowitz and Abdul Kafal noted they both walked the site on their own, however would be willing to visit the site again. Harry Berkowitz mentioned that he walked the site before as part of the previous submitting in 2009, noting he too would be willing to meet with the Board on October 21, 2017. The Town Planner will post the site walk (agenda) and notify the Applicant/Engineer.

251 Adjournment

252 Having no additional business the Planning Board adjourned its meeting of Tuesday, October 10, 2017 at or
253 about 8:10 PM.

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255 Respectfully submitted,

256 Approved by the Planning Board – _____

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259 R. Gary Bechtholdt II
260 Northbridge Town Planner

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263 Cc: Town Clerk