



# NORTHBRIDGE PLANNING BOARD

## MINUTES

Tuesday, May14, 2019



19 JUN 13 AM 2:57

Recognizing the presence of a quorum, Chair Brian Massey called the meeting to order at 7:01 PM. Rainer Forst, James Berkowitz, Harry Berkowitz and Abdul Kafal were in attendance. No one was absent. R. Gary Bechtholdt II, Town Planner and Barbara A. Kinney, Planning Administrative Assistant, were also present. One (1) Planning Board vacancy remains (Associate Member).

The following members of the public were in attendance: Bruce Frieswick, 32 Highland Street; Marc Gabriel, Nitsch Engineering; Tom Hengelsberg, Dore & Whittier Architects; Joel Kent, Fontaine Brothers, Inc.; Victor Hernandez, 232 Fir Hill Lane; Kim Sabourin, 151 Moon Hill Road; Charles Baris, 230 Mason Road; Melody Nydam, 123 Cottage Street; Derek Bender, 354 Moon Hill Road; Henning Smith, 375 Moon Hill Road; Denise Natale, 196 West River Street, Upton; Andrew Chagnon, 85 Green Meadow Court; and Stephen O'Connell, Andrews Survey and Engineering, Inc.

### I. CITIZENS FORUM

None

### II. FORM A

#### PLUMMER AVENUE -REVIEW/DECISION

ANR -81P plan -Assessors Map 23A Parcels 223 & 224 (formerly 130)

Robert Anderson, RDA Holdings, LLC submitted the ANR plan entitled "Plan of Land in Northbridge, MA" dated May 07, 2019 prepared by Guerriere & Halnon, Inc. for Plummer Avenue Map 23A, Parcel(s) 223 & 224[formerly 130]].

*Upon motion duly made (Harry Berkowitz) and seconded (Rainer Forst) the Planning Board voted 5-0 to GRANT approval for the above referenced ANR plan application to convey Parcel A and Parcel B as shown and described on the plan.*

#### 489 HIGHLAND STREET -REVIEW/DECISION

ANR -81P plan -Assessors Map 16 Parcel 51

Belle & D, LLC submitted the ANR plan entitled "Plan of Land in Northbridge, MA" dated May 07, 2019 prepared by Guerriere & Halnon, Inc. for 489 Highland Street (Map 16, Parcel 51).

*Upon motion duly made (James Berkowitz) and seconded (Abdul Kafal) the Planning Board voted 5-0 to GRANT approval for the above referenced ANR plan application to create Lot 51 and Lot 1 as shown on the plan.*

#### HUDSON STREET -REVIEW/DECISION

ANR -81P plan -Assessors Map 21 Parcel(s) 96, 97, 98, & 99

Hudson Street Realty, LLC submitted the ANR plan entitled "Plan of Land in Northbridge, MA" dated May 04, 2019 prepared by Allen Engineering & Associates, Inc. for (Elston Avenue) & Hudson Street.

*Upon motion duly made (Harry Berkowitz) and seconded (Abdul Kafal) the Planning Board voted 5-0 to GRANT approval for the above referenced ANR plan application to create Lot 1, Lot 2 and remaining land (27 Elston Avenue) as shown and described on the plan.*

49  
50 **III. W. EDWARD BALMER ELEMENTARY SCHOOL –CONT. PUBLIC MEETING**

51 Site Plan Review [§173-49.1]

52 W. Edward Balmer Elementary School Site Plan Review continued Public Meeting was opened with Andrew Chagnon,  
53 School Building Committee, Marc Gabriel, Nitsch Engineering, and Tom Hengelsberg, Dore & Whittier Architects, in  
54 attendance.  
55

56 Andrew Chagnon, School Building Committee, explained that there will be some changes to the site plan submitted  
57 to the Planning Board that is currently under review. Tom Hengelsberg, Dore & Whittier Architects, brought colored  
58 site plans with the plantings shown and a plantings plan showing the caliper of the trees. They will be mostly  
59 evergreens with a few deciduous trees. On the retaining wall there will be seven to eight (7-8) foot junipers and  
60 along the soccer field there will be ten to twelve (10-12) foot white spruce. The plantings will also include two and a  
61 half to three (2 ½ to 3) inch caliper gingko balboa, two and a half to three (2 ½ to 3) inch caliper red maple, and two  
62 and a half to three (2 ½ to 3) inch caliper honeysuckle. The developer will look at and confirm the selection of trees  
63 with the approved list of non-invasive species.  
64

65 The fencing will be PVC vinyl eight (8) feet tall and not the six (6) foot tall wood fence that was originally proposed.  
66 The fence will start at the back corner of the soccer field and run all the way to the front of the property. Chain link  
67 fencing is proposed at the front portion of the property and could be changed to the PVC vinyl if the homeowner(s)  
68 approve. A. Chagnon stated that the developer is amenable to either option and will get the neighbor(s) input. The  
69 fence could be dropped to six (6) feet away from the neighbor's properties. A. Chagnon stated that during the plan  
70 process the homeowners voiced their concerns with drainage and their yards are piped so the drainage flows to the  
71 school area. Drainage at both the top and bottom of the retaining wall will take the drainage away from the site.  
72

73 The site changes were discussed including a review of the letters between Graves Engineering (peer review) and  
74 Nitsch Engineering (applicant's engineer). The changes include the handicap accessible parking have been dispersed  
75 in the parking lot and there are now signs in areas stating no parking, loading area, etc.  
76

77 Charles Barris of 230 Mason Road asked about having a solid eight (8) foot fence to keep the sound away from his  
78 house as there is a playground to be located on the property near his house. The architect explained that the length  
79 of the fence along the east side of the property is +/-1,100 feet and the school building is +/-330 feet long. They have  
80 already spoken with several of the homeowners and will work with them on the six (6) or eight (8) foot fencing. They  
81 can drop it down to six (6) feet for the areas of the fields unless someone wants it to be eight (8) feet there. There  
82 will also be plantings along this side on the school property (no plantings on the abutters properties unless someone  
83 requests it). A. Chagnon explained that the proposed roadway was 22 feet which was fine, but it has been expanded  
84 to 24 feet because it is needed due to the placement of the new school, the existing school, and the wetlands, etc.  
85

86 Bruce Frieswick, 32 Highland Street, stated that he is on the Disability Commission and has concerns with the  
87 disability access and would like to review the plans. A. Chagnon stated that he will get B. Frieswick a full set of plans.  
88 A. Chagnon also stated that the engineer has been working with the state during each step of the design and they  
89 have reviewed the plans for ADA requirements. They will continue to work together during the construction of the  
90 new school. It can be noted in the Certificate of Approval that ADA approval is needed.  
91

92 Gary Bechtholdt passed out a draft copy of the Certificate of Approval and explained that some of the wording is  
93 boilerplate and pointed out that on page 2 is the list of all documents received to-date. On page 5, he highlighted the  
94 items that are specific to this project. #4 explains that this is an educational use, so some exemptions are allowed for  
95 parking. G. Bechtholdt noted that the Building Inspector is satisfied with the parking as shown on the plan. He then  
96 reviewed that #5 is regarding the lighting, #6 is the monument sign(s), #7 is regarding comments received from the  
97 Department of Public Works and Fire Department regarding the driveway fire lanes and no parking signs, #10

addresses the fencing that was discussed here tonight, #11 addresses the retaining wall and drainage, #12 addresses the landscaping for the abutters on Mason Road (note: it is not required), and #13 notes that prior to Planning Board endorsement of the plans, the plans must reference the Planning Board Certificate of Approval and the Conservation Commission's Order of Conditions. The development impact statement has been waived.

*Upon motion made (Harry Berkowitz) and seconded (Jim Berkowitz) the Planning Board voted 5-0 to close the Public Meeting.*

*Upon motion made (Harry Berkowitz) and seconded (Abdul Kafal) the Planning Board voted 5-0 to APPROVE WITH CONDITIONS the site development plan for the new W. Edward Balmer Elementary School.*

#### **IV. MOON HILL ESTATES -CONT. PUBLIC HEARING**

##### **Definitive Subdivision Review**

Moon Hill Estates Definitive Subdivision Review continued Public Hearing was opened with Steve O'Connell, Andrews Survey & Engineering and Melody Nydam, applicant in attendance.

A site walk was conducted on May 11, 2019 and Jim Berkowitz, Abdul Kafal, Harry Berkowitz and Brian Massey were in attendance. Rainer Forst walked the site on his own at another time since he could not attend the scheduled site walk. Several members of the Conservation Commission also attended the site walk. A. Kafal had no comments or concerns from the site walk. J. Berkowitz commented that the site lines seem fine, but it is a tough site and thinks there may be some issues with the wetlands. H. Berkowitz stated that property is pretty wet, so Board of Health will need to look at the perc tests for the wells and septic carefully. H. Berkowitz thinks that some drainage should be added to the side(s) of the road to help Moon Hill Road from collapsing. B. Massey enjoyed the site walk and feels it is a challenging site. S. O'Connell and M. Nydam did a good job of educating everyone on the site in B. Massey's opinion. B. Massey stated that it is a great project and will look good when it is done. R. Forst stated that the phasing of the project is important. He also had some concerns with when the traffic impact report was done and S. O'Connell explained that the auto traffic recorder (ATR) was used on a Thursday through the next Monday and that Monday was the first day of school vacation so they did not utilize that Monday's counts so it would not skew the numbers. He then explained the traffic analysis data and the permanent count station in the area is 1% lower than average monthly volumes, so the traffic counts for Moon Hill Road have been increased by 1%. The site lines at the proposed intersections were reviewed and the site line distances are met for safe operation with some removal of brush.

There are many concerns with the deteriorating roadway. The proposed drainage improvements should help with the current problems. Feedback is needed from the DPW on the paving of Moon Hill Road. The 200 feet of the roadway proposed to be paved is the nicest part of Moon Hill Road, so another section should be considered. The drainage needs to be addressed. H. Berkowitz said the detention pond will help with the sheet flow there now. R. Forst is concerned with the roadway condition of Moon Hill Road. On Moon Hill Road there is an earth curve that prevents the drainage from going into the existing culvert and instead it goes across the road to the other side of Moon Hill Road.

Some lots have been reconfigured to provide access to the Town owned property to the south and to the Upton State Forest property to the north. Three (3) parking spots will be added at the mailbox area. The southerly entrance will have a school bus stop with enough room for six (6) cars.

Correspondence received to-date include a letter from the Town of Upton dated April 24, 2019 regarding trail access, Graves Engineering report dated March 28, 2019 regarding Definitive Plan and Stormwater Review, Memo dated April 29, 2019 from WSP USA regarding traffic impacts, and Memo from Town Planner dated February 01, 2019 regarding Definitive Subdivision Plan application – Submittal (Incomplete).

Henning Smith, 375 Moon Hill Road stated that there is ponding in their backyard. A pipe will be added to take the water into the drainage system. There is also an old headwall nearby that is buried/blocked that takes the water from that area into the drainage system. This is located near the north access to the proposed development. H. Smith also attended the site walk. H. Smith also asked about screening for the mailbox/parking area as there are existing dwellings in that area now. It was confirmed that there will be screening for that area.

Derek Bender, 353 Moon Hill Road, looked for clarification on the drainage as there is always a stream at 397 Moon Hill Road. That entire section of Moon Hill Road is damaged. B. Massey suggested they bring it to the attention of the DPW. There is no culvert there as well.

A resident for 397 Moon Hill Road explained that the drainage does not come from the property. The drainage comes from the hill behind the property and flows down the driveway to Moon Hill Road. B. Massey explained that in reviewing the drainage they need to consider what is on the land as there will be a house lot behind 397 Moon Hill Road. The developer cannot make the runoff worse and can only keep it the same or make it better. The mailboxes will be located at the northerly entrance. The resident will need to speak with the DPW regarding the need for a three (3) way stop at the intersection of Moon Hill Road and Mendon Road.

Denise Natale, 196 West River Street, Upton, stated that she was disappointed that the DPW report was not at the meeting.

Kim Sabourin, 151 Moon Hill Road, was looking for clarification regarding the bus stop and it was explained to her that the bus stop will be located on the southerly side of the northerly entrance.

It was indicated that at their next meeting the Planning Board will review waivers, revised plans, phasing, and written responses regarding Graves Engineering report and the Submission Checklist.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 5-0 to continue the Public Hearing to June 11, 2019 at 7:30PM.*

#### **V. STONE HILL CONDOMINIUMS -CONT. PUBLIC HEARING**

Senior Living Development [Special Permit/Site Plan Review]

Stone Hill Condominiums Special Permit and Site Plan Review continued Public Meeting was opened with Steve O'Connell, Andrews Survey & Engineering and Ed Renaud, applicant, in attendance.

S. O'Connell stated that comments from Graves Engineering have been received and he sees nothing problematic. From Providence Road, the wetland crossing will be restored and there also may be a potential vernal pool there. The stone pile will be removed. S. O'Connell provided responses to the correspondence from the two (2) abutters (Leo Asadorian and Laura Hanny) that were received. Individual properties that are downstream of this project can be looked at on an individual basis. The site distances are over 600 feet in each direction at the access from Church Street. There is a small hedgerow that is to be removed that is on the solar project site.

Laura Hanny, 96 Thurston Avenue, believes she owns the land at the end of Thurston Avenue. The Assessor's map shows a small piece of land at the end of Thurston. Per S. O'Connell, this is wrong because her deed and all the versions (from transference) over the years clearly states Lot 9 and is shown on the plan which does not have that piece at the end of Thurston Avenue. L. Hanny stated that she has not received any correspondence regarding a response to her property line. A copy will be provided to her. The boundary markers were explained to her. There is a water meter on a post at the end of Thurston Avenue that he believes is for someone on Providence Road. There is also a hydrant and curb stop there for Henry Street. Per S. O'Connell other property owners have rights to that piece

of property in question and they will not be restricted from using it. The applicant has secured an easement through the Parkinson property, but it is not needed at this time. S. O'Connell will provide a narrative addressing the conceptual review of this project.

The 104 units are considered as one lot. All units will have sprinkler systems. A response will be provided regarding the 50-foot buffers to the abutter's lots. Each unit will have two (2) parking spaces. Lane A will be 18 feet wide and a one-way street. Lane B will be 18 feet wide with a cul-de-sac. The cul-de-sac island will be removed per the Fire Department's request and the roads will remain private. The condos will be maintained by a Homeowners Association. Each unit will have their own water line service per the Whitinsville Water Company's request.

Rainer Forst stated that Church Street is a busy road with lots of traffic and should be reviewed. That can be a requirement of the Planning Board. Harry Berkowitz mentioned that the residents of the condos will be over 55 and not necessarily be working each day or may not live there year-round. S. O'Connell said this may not increase traffic during peak times. He estimates that the peak AM time would have +/-25 cars and the PM peak time would have +/-31 for a total of +/-156 per day.

Ten (10) percent (10%) of the 104 units equals 11 units that should be affordable units. The applicant is discussing/negotiating with the Planning Board regarding these. There are no density bonuses requested. Brian Massey discussed the 11 affordable units and would there be a difference in rate or a one (1) for one (1) swap. Some suggestions are building a garage and parking for the Police Station or a pocket park at the old Rockdale Youth Center in Rockdale instead of the affordable units. Whatever is decided in lieu of the affordable units should be done closer to the beginning of the project or after so many units are built and not at the end of the project. The garage and parking for the police station seems to be the one that the Police, Town Manager, etc. are most amenable to. Something will be put together for the next meeting per S. O'Connell. Another option could be to buy two (2) six (6) family dwellings and keep them affordable, per Ed Renaud. It would be difficult for the Planning Board to manage this.

Bill Morris, 37 Leland Road, wanted to know more about the drainage for this project and whether the study was done prior to or after the deforestation of the property and would the drainage off the property be less. He also wanted to know if there would be any kind of drainage system to keep the water out of his yard and basement. S. O'Connell explained that the solar farm and this project will have parallel access roads. He is assuming the study was done for the pre-forested condition so higher drainage problems must be accounted for above the study and the drainage will be less than the pre-construction of the drainage system.

Addison Redfield, 91 Deane Way, wanted to know when the building will be taken down on Church Street. It was explained that the Fire Department is still using them for training, but they should be coming down in a couple of weeks. It was also explained that the excavator is on the solar farm project and not for this project. It was also explained that the deforested land is over several parcels of land and have several owners. Per the Conservation Commission, some restoration needs to be done because of the damage/violations from the forest cutting. There are no Department of Environmental Protection issues. It was also asked if a Low Impact Development (LID) would be suited for this project. There are no significant features in this project that would benefit from a LID. A LID is usually used for specific drainage or topography issues. More standard features will be used on this project. These units will be basement units and not on slabs.

Bruce Frieswick stated that it would be a real benefit to fix the sidewalks on Church Street. This can be looked at but may not be practical. H. Berkowitz stated that the closest unit to Church Street is farther away than from the Church Street entrance to the senior center so not many residents may be walking to the senior center. The Planning Board can have a conversation on the sidewalks.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 5-0 to continue the Public Hearing to June 11, 2019 at 7:50PM.

#### **OLD / NEW BUSINES**

Approval of Meeting Minutes -February 19, 2019; April 16, 2019; April 23, 2019; & May 07, 2019

Upon motion made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 5-0 to accept the minutes of February 19, 2019 as amended. Upon motion made (J. Berkowitz) and seconded (A. Kafal) the Planning Board voted 5-0 to accept the minutes of May 07, 2019 as written. Planning Board tabled others.

Local Historic District Study Committee -Public Workshop (Tuesday, May 28, 2019 7:00 PM -Town Hall)

No discussion -point of information.

Syncarpha I & Syncarpha II -Construction Change Request (At-Grade Cabinets)

This item was tabled to the June 11, 2019 meeting or until such time the Applicant/Engineer provides the Board with a request for change (alteration).

Carpenter Estates -Status & Updated Construction Schedule

This item was tabled to the June 11, 2019 meeting.

Leonardo Estates -Status & Updated Construction Schedule

Planning Board noted, no building permits will be signed off until the curbing, lighting, etc. has been installed.

Camelot (Phase 1A & 1B) -Bond Reduction Request(s)

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 5-0 to reduce the performance bond secured by Deposit of Money from \$418,266.50 to \$340,100.00.

In making said determination, the Planning Board reviewed JH Engineering's report(s) dated May 09, 2019 for Phase 1A and Phase 1B adding a \$5,500 value for the hydrant and catch basin/driveway relocations were not included. JH Engineering Group is to update the construction estimates to include these additional items as part of its next reporting. The amount of \$78,375.00 shall be released.

Hemlock Estates -Acceptance of Monetary Donation

Gary Bechtholdt stated that a check has been received from the developer and the Board of Selectmen need to formally accept this gift for recreational facilities. Some of the areas that this donation could be used for are the basketball facilities at the Linwood Ball Field, the snack shack at the Linwood Ball field and the sprinkler system at the Legion Ball Field.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 5-0 to recommend the BOS accept the donation for the recreational facilities to be used as stated above.

The Planning Board will make a note about the rocks on Fir Hill Lane and have JH Engineering look at it for the next bond reduction request. The current bond amount is that the Planning Board is holding is +/- \$242,029 and JH Engineering bond amount recommendation is \$236,026 so this bond could be reduced by \$6,000. B. Massey stated that he does not see a binder coat repair (was added as mill and overlay) and seal cracking needs to be added. Also a line item for general maintenance should be added. This can be done when the Planning Board formally re-establishes the bond amount and confirms the bond amount being held. The difference can be released.

The authorizing of the Town Planner to sign the building permit application was discussed.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 5-0 to authorize the Town Planner to sign the building permit application.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 5-0 to establish the bond amount as stated in the JH Engineering report dated May 13, 2019.

Subdivision Rules & Regulations -Possible Amendment(s)

This item was tabled to the June 11, 2019 meeting.

Open Space & Recreation Plan Update -Status/Update

The contract with Beals and Thomas has been terminated due to turnover at Beals and Thomas. CMRPC will finish the open space and recreation plan update.

Planning Board -Associate Member (Vacancy)

Point of Information only.

Planning -Weekly Report(s)

Planning Board acknowledged receipt.

Planning Board Concerns

None

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Agenda for the May 14, 2019 Agenda; Letter dated April 24, 2019 to Town Clerk from Town Planner regarding Planning Board Meeting Cancellation of the May 28, 2019 meeting; Draft Agenda of the June 11, 2019 meeting; Draft Agenda of the June 25, 2019 meeting; Form A dated April 30, 2019 for Plummer Avenue and the applicant is Robert Anderson; Plot Plan of Land of Map 23A, Lots 223 and 224 Plummer Avenue; Checklist for Approval Not Required Plan dated May 01, 2019 for Plummer Avenue; Form A dated May 06, 2019 for 489 Highland Street and the applicant is Belle & D, LLC; Plot Plan of Land of 489 Highland Street; Checklist for Approval Not Required Plan for 489 Highland Street; Form A dated April 10, 2019 for Hudson Street and the applicant is Hudson Street Realty, LLC; Checklist for ANR Plan dated 05/09/19 for (Elston Avenue) & Hudson Street; Plan of Land in Northbridge, MA for Hudson Street (& (Elston Avenue) dated March 04, 2019; Checklist for Site Plan dated April 22, 2019 for W. Edward Balmer Elementary School; Letter dated May 08, 2019 to Planning Department from Whitinsville Water Company regarding Site Plan- Balmer School; Site Walk Agenda for May 11, 2019 to Moon Hill Estates; Letter dated April 24, 2019 to Planning Board from Upton Conservation Commission concerning Moon Hill Estates Subdivision; Map of Protected Land Abutting the Proposed Moon Hill Estates Subdivision Northbridge; Letter dated March 28, 2019 to Planning Board from Graves Engineering, Inc. regarding Moon Hill Estates Definitive Plan and Stormwater Review; Memo dated April 29, 2019 to Andrews Survey & Engineering from WSP, USA regarding Moon Hill Estates Subdivision Traffic Impacts; Memo dated February 01, 2019 to Planning Board & Andrews Survey & Engineering from Town Planner concerning Moon Hill Estates Definitive Subdivision Plan Application –Submittal (Incomplete); Checklist for Submission of a Definitive Plan for Moon Hill Estates dated 02/01/2019; Document dated March 09, 2018 for Church Street/Senior Living Development; Letter dated May 08, 2019 to Town Planner from William Renaud concerning Camelot Phase 1A & 1B; Community Planning & Development Weekly Report dated April 29 – May 03, 2019; Safety Committee Minutes dated April 29, 2019; Draft Planning Board Minutes of May 07, 2019; 2019 Spring Annual Town Meeting Article #20 (Planning Board) for Rezone (amend zoning) of four subject properties from Residential0Three (R-3) to Business-Two (B-2) along Providence Road; 2019 Spring Annual Town Meeting Apricle #22 (Petition) to amend zoning to allow Marijuana Cultivation within R2 as an accessory use; 2019 Planning Board Schedule of Meeting Dates.



Additional Documents:

Memo dated May 14, 2019 to Town Planner/Planning Board from Conservation Agent regarding Balmer School; Memo dated May 14, 2019 to Town Planner from Board of Health regarding W. Edward Balmer Elementary School; Letter dated May 14, 2019 to Planning Board from Fire Chief regarding Balmer School; Memo dated May 14, 2019 to Town Planner/Planning Board from DPW Director regarding Balmer School Site Plan Review; Email dated May 14, 2109 to Planning Board from Town Planner regarding Balmer School Site Plan Review; Draft Certificate of Approval dated May XX, 2019 for W. Edward Balmer Elementary School Site Plan Review; Letter dated May 13, 2019 to Planning Board from Andrews Engineering regarding Stone Hill Condominiums; Memo dated May 14, 2019 to Town Planner & Planning Board from Conservation Agent concerning Stone Ridge (Hill) Condominiums; Letter dated May 9, 2019 to Town Planner from JH Engineering regarding The Camelot Phase 1A Engineer's Construction Estimate; Letter dated May 9, 2019 to Town Planner from JH Engineering regarding The Camelot Phase 1B Engineer's Construction Estimate; Community Planning & Development Weekly Report dated May 06-10, 2019.

Other

None

Adjournment

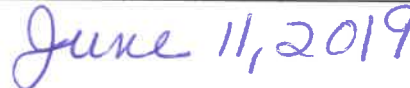
Having no additional business, the Planning Board adjourned its meeting of May 14, 2019 at or about 10:15PM.

Respectfully submitted,

Approved by the Planning Board:



Barbara A. Kinney  
Planning Administrative Assistant



Cc: Town Clerk  
/File



FROM	DATE	SUBJECT
Upton CC/Open Space	04/24/19	Proposed Moon Hill Estates Subdivision
Blackstone River Coalition	04/08/19	2018 Water Quality Report for Blackstone River Watershed
William Renaud	05/08/19	The Camelot Bond Reduction Request
MA Municipal Association	May 2019	The Beacon Newsletter
Graves Engineering	05/11/19	Stone Hill Condos Site Plan & Stormwater Review
Andrews Engineering	04/05/19	Cappy's Auto Peer Review Responses
JH Engineering	04/11/19	Cappy's Auto Site Plan Review
Andrews Engineering	05/13/19	Laura Hanny & Stone Hill Condos

- Weekly Report for
- Draft Safety Committee Minutes for April 25, 2019

#### Grafton

- Public Hearing Notice – Proposed Amendment to ZBL 2019-07: To amend “Zoning Map” ZBL Section 3.1.2 by zoning the following properties to “Chapter 43D Priority Development Site Overlay District”: 230, Worcester Street, 244 Rear Worcester Street, and 244 Worcester Street.
- Decision – Approved with Conditions the Special Permit for Philip J. Ternullo, Jr for an accessory apartment at 2 Salisbury Street.
- Decision – Approved with Conditions the Special Permit for Anthony LeMay, Jr. for an accessory apartment at 188 Main Street.
- Decision – Approved with Conditions the Special Permit for ME Realty Trust for a recreational facility/physical fitness center at 279 Upton Street.
- Decision – Approved with Conditions the Special Permit and Site Plan for Petrogas Group New England, Inc. c/o Bowditch & Dewey, LLP for a Modification of Special Permit and Site Plan Approval to extend the period to renovate, on property located at 88 Worcester Street and owned by Leemilt's Petroleum, Inc.
- Decision – Approved with Conditions the Special Permit for Joseph H. Frey to convert a single-family dwelling to a two family dwelling at 12 Elm Street.
- Decision – Approved with Coniditions the Modification of a Special Permit for Petrogas Group New England, Inc. c/o Bowditch & Dewey, LLP to extend the period for installing of two internally illuminated signs on a fueling station canopy and relief from secondary will sign size requirements on property located at 88 Worcester Street and owned by Leemilt's Petroleum, Inc.

#### Sutton

- Public Hearing Notice – Proposed amendments to Town's Zoning Bylaw as follows: 1. Amend Section V.B.6 Groundwater Protection District – Use Regulations by rewording the opening paragraph; 2. Amend Zoning Bylaw Section V.B.6.a. – Groundwater Protection District – Permitted Uses by clarifying permitted uses, and specifying the process to confirm a use is permitted; 3. Amend Zoning Bylaw Section V.B.6.b. & c. – Groundwater Protection District –

Prohibited and Special Permit Uses by changing 314 CMR 5.00 treatment works from a prohibited to Special Permit use.

#### Upton ZBA

- Decision – Variance to Rifleman Properties, LLC for the following relief: Approved with Conditions the vehicular access not exclusively through the frontage of the lots thereby allowing access to two lots via a common driveway; Approved with Conditions the common driveway cul-de-sac requirements waiver; and Not Approved the common driveway width of pavement waiver.
- Public Hearing Notice – Application of Pulte Homes of New England LLC relative to the previously approved Senior Housing Community entitled “Upton Ridge” located off Hartford Avenue South for a Variance relative to Occupancy Restrictions solely for the ten affordable units. The ten affordable units would continue to be age 55+ senior housing units but would not have the restriction on children under the age of 18 and would comply with the HDCD’s policy; and Application of Paul Young for a Special Permit to open a facility which includes doggie daycare, training, boarding, grooming and retail on property located at 1 North Main Street.

#### Uxbridge

- Community Outreach Meeting – Proposed Marijuana Establishment by Mainely Productions, LLC to be located at 660 Douglas Street.
- Public Hearing Notice – Application of Campanelli Uxbridge II, LLC for a Special Permit for a +/- 132,300 square foot (not including mezzanine space) greenhouse and processing center on a portion of Lot 2. The proposed establishment will consist of two +/- 55,600 square foot greenhouses with one 21,000 square foot processing center between the greenhouses, 68 parking spaces and two loading docks. The property is located at 100 Campanelli Drive in the Campanelli Business Park.
- Public Hearing Notice – Application of Campanelli Uxbridge II, LLC for a Importation Permit for the importation of earth materials for project construction and will import +/- 5,000 cubic yards of structural fill and pavement subgrade at 100 Campanelli Drive (Lot 2) of the Campanelli Business Park.

#### ZBA

- Decision – Granted with Conditions the Special Permit for Gary Vecchione to allow the applicant to construct a shed within the flood plain in preparation of a retail operation selling nursery supplies such as flowers and other plantings. The property is owned by Main & Arcade, LLC and is located at the corner of Main Street and Arcade Street.
- Public Hearing Notice – Application of Joseph H. Johnson, Jr. Trustee, York Hill R. E. Trust, for TWO Special Permits in order to create a retreat lot and to allow the construction of a two unit condominium building located on Prospect Street and is owned by Kurt & Joseph Oosterman.