



NORTHBRIDGE PLANNING BOARD
MINUTES
Tuesday, April 23, 2019



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. R. Gary Bechthold, Town Planner was also present with Barbara A. Kinney, Planning Administrative Assistant absent. One (1) Planning Board vacancy remains (Associate Member).

The following members of the public were in attendance: John Courtemanche, Deb Castell, Lauren Poxon, Isaiah Poxon, Henning Smith, Reid Gilmore, Tom March, Sandra March, John Boucher, Duane Boucher, Denise Nalate, Melody Nydam, Derek Bender, David McNeil, Lori Lannon, Winnie Sears, Mike Sears, Debra Sears, Elaine Miller, Addison Redfield, Sandra Brock, Janice Pepka, Joel Seeley, Joseph Strazzulla, Virginia Morris, Bill Morris, Laura Hanny, Richard Schofield, Walter Noonan, Nathan Audette, Paul Parenteau, Mary Parenteau, Lee Dore, Joel Kent, and Stephen O'Connell.

Mr. Massey (Chair) reminded attendees of the proceedings for the public hearings, etc., noting the Planning Board will look to the Applicant/Engineer first for a presentation and updates as needed, followed by initial comment from the Board members, and then the Board will solicit comment from the public.

I. CITIZENS FORUM

None

II. FORM A

None

III. MOON HILL ESTATES -CONT. PUBLIC HEARING

Definitive Subdivision Review, AP 29/18, 19 & 20 -Moon Hill Road

Planning Board welcomed Melody Nydam (Owner/Applicant) and Stephen O'Connell (Engineer). Mr. O'Connell provided the Board with a brief overview of the subdivision plan application noting, they are in receipt of peer engineering review from Graves Engineering, Inc. (Planning Board Consultant) as well as correspondence from various municipal departments.

Mr. O'Connell noted that DPW issued a memo regarding existing conditions along Moon Hill Road and the need to address full curb-to-curb (not just patching); met with Planning Department regarding off-street parking (bus shelter location) and shoulder parking areas (community mailbox location). Mr. O'Connell agrees with prior discussions, understanding there may be connectivity opportunities with both the Upton State Forest and abutting town-owned land off Moon Hill Road, working on revisions to eliminating a lot and reducing lot area to provide a trail head parking area directly to Upton State Forest as well as access (trail head) to town land, as well as conveyance of open space.

Mr. O'Connell explained that the traffic study is underway, once completed will be provided to the Planning Board and others for review. Mr. O'Connell informed the Board that the staking of the centerline of the

roadway signifying proposed finished grades have been marked out in the field and a Notice of Intent with the Conservation Commission has been filed, with the wetland resource area delineated. Mr. O'Connell provided a general overview of status since the last meeting, seeking additional input from the Board and others before revising the plan set.

Mr. Massey (Chair) noted the DPW Director was invited to attend however was not able to attend; Mr. Massey briefly review memorandum dated April 19, 2019 from the Director of Public Works based upon site visit observations with the Applicant/Engineer.

Chairman Massey sought comment and input from Board members. Mr. Rainer inquired about the correspondence received by Christian Carmody (319 Moon Hill Road), seeking discussion and response to questions posed. Mr. O'Connell explained that the development would constructed in phases (3). Mr. O'Connell provided an overview of possible phasing, cut/fill locations, etc.; Mr. Bechtholdt reminded the Owner/Applicant and Engineer of the importance of erosion and sediment controls during construction and initial site clearing. Mr. O'Connell noted there will be blasting (pre-blast survey through Fire Department) and the roads will be presented for street acceptance.

Mr. Bechtholdt noted based upon preliminary observations from the Conservation Agent there may be a vernal pool within the subject property and some suggestions have been made to consider alternatives to vertical-granite curbing to allow wetland creatures (turtle, frogs, etc.) to traverse curbing. Mr. Massey questions if sloped granite or modified cape-cod berm would be utilized throughout the development; Mr. Bechtholdt suggested the Board look to the Conservation Commission and the Department of Public Works as to their preference if a waiver from vertical-granite curbing is requested. Mr. O'Connell noted the original submittal did not propose an alternative to vertical granite however based upon discussions with Conservation, may look to propose a bituminous curb with granite headwalls at all catchbasins. Mr. O'Connell indicated that he would seek DPW's input regarding any waiver requests.

Mr. O'Connell indicated that street lights and sidewalk would be provided as required, noting DPW may prefer individual light posts at driveways rather than a series of streetlights throughout the subdivision; Harry Berkowitz suggested that would need to be reviewed by the Safety Committee.

Mr. Bechtholdt suggested at a future meeting the Applicant/Engineer present waiver requests for the Planning Board to consider based upon input from DPW and others.

Mr. Bechtholdt asked Mr. O'Connell to provide an overview of his site visit with DPW, where the DPW Director and Highway Superintendent reviewed existing conditions of Moon Hill Road. Mr. O'Connell indicated that DPW did not feel the roadway was that bad compared to other areas in town.

Planning Board briefly reviewed process and procedures for performance surety (bonds) and lot release from the Covenant; Chairman Massey noted bond would be for the roadway and related infrastructure and not lot development.

Harry Berkowitz questioned if concerns raised by the Building Inspector regarding lot frontage have been addressed; Mr. O'Connell indicated the plan will be revised to address comment.

James Berkowitz questioned if trails would be dedicated for access to open space; Mr. O'Connell indicated rather than easement the plan is to parcel out open space lots, separate from the house lots.

Chairman Massey questioned how many off-street parking spaces are proposed to be provided; Mr. O'Connell noted they will present numbers for off-street parking as part of the plan revision to be reviewed by the Board.

Harry Berkowitz questioned availability of water for the house lots; Mr. O'Connell noted each house lot will have private well and septic and explained that they investigated extending public water from neighboring Upton however based upon their review and analysis was not readily feasible due to several factors including grade and elevation changes, not something worth pursuing. Mr. Berkowitz noted he is aware of possible existing concerns.

Prior to soliciting input from the public, the Town Planner inquired about the following: status of traffic study, proposed street names (approval from Police Chief & Fire Chief), status of community impact assessment, fire protection (cisterns), Graves Engineering Inc. comments, improvements to Moon Hill Road based upon DPW observations, additional offsite improvements (the need for tree/vegetation clearing) along Moon Hill Road to Quaker Street, suggesting the Board make observation of the shoulder area along Moon Hill Road, flowage easement area, small sections to be revised (Army Corp email), and the need to provide written responses from Applicant/Engineer addressing letters received. Mr. Bechtholdt reminded Mr. O'Connell to address comments noting in the Definitive Subdivision Checklist.

Planning Board welcomed and sought comment from the public; abutter questioned the accuracy of traffic counts taken during school vacation week. Mr. Bechtholdt noted, good observation and explained that the study once received will be reviewed by the Planning Board's consultant (traffic counts, methodology, etc.) Mr. Bechtholdt suggested he did not believe any traffic counts based upon the buildout of the development would trigger or require a traffic signal at Mendon Road, but would look to the Consultant to offer input as part of its review. The Board shall also look to the traffic study report to review sightline distances, stopping distances and trip generation. Mr. Massey indicated that the Board looks to the town's various departments (Department of Public Works) for comments and recommendations specific to roadway improvements that may be incorporated as conditions of approval to mitigate traffic (improvements to Moon Hill Road).

Abutters expressed concerns with water issues (private wells); one abutter indicated she had two (2) wells, 850-feet and 550-feet deep. Planning Board noted their scope of review is somewhat limited when it comes to lot development; the Board's focus is on the subdivision rules and regulations roadway and relating infrastructure, the Building Department and Board of Health would oversee individual lot development. Mr. Massey noted the Planning Board is not involved with perc tests for private lots. Mr. O'Connell noted they would need to follow DEP standards for drainage in proximity to existing wells.

An abutter expressed concerns with duration of the project and question how long to complete phases; Mr. O'Connell explained that buildout would be a product of the market and the economy, suggesting its hard to say a definitive timeline. Harry Berkowitz agreed, noting a subdivision ceased construction for a period of two (2) years until the economy picked up again; Mr. Berkowitz noted the Presidential Farms subdivision which consists of 105-lots started construction almost twenty (20) years ago.

Residents along Moon Hill Road expressed concerns with the existing condition of the roadway and was taken back as to how DPW classified the roadway as in relatively good condition (poor drainage, buckling, rutting, narrow, etc.). Mr. Massey indicated that he would reach out to DPW (Highway Superintendent) to clarify comments in their initial report. Mr. Massey encouraged the residents to contact DPW to also make their concerns known. Mr. Massey indicated that the public will have another opportunity to offer comments as the Board receive comments from its Consultant and municipal departments, however needs to continue the hearing at this time.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board continued the public hearing to Tuesday, May 14, 2019 at 7:15PM. Arrangements shall be made for the Planning Board to conduct a site visit for Saturday, May 11, 2019 at 10:00 AM.

IV. W. EDWARD BALMER ELEMENTARY SCHOOL -PUBLIC MEETING

Site plan review, AP 7/138 &141 -Crescent Street

Planning Board acknowledged meeting posting and notification requirements had been satisfied; Mr. Bechtholdt noted the Applicant/Engineer also sent out a similar meeting notice to abutters. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board waived the reading of the public meeting notice.

Planning Board welcomed Joseph Strazzulla, Chair of School Building Committee; Joel Seeley, Owner Project Manager; Sandra Brock, Civil Engineer; Lee Dore, Architect; and Joel Kent, Construction Manager.

Lee Dore, of Dore & Whittier Architects, Inc. presented an overview of the planned new W. Edward Balmer Elementary School (Crescent Street): site plan, building envelope, site circulation (buses, visitors, parent pick-up/drop-off, etc.), access (new entrance off Crescent Street), parking, landscaping features, screening, buffers, lighting, emergency access drive & queuing for student drop-off, and signage.

Mr. Dore explained relief is being pursued specific to number of parking spaces, where two-hundred forty-six (246) parking spaces are provided, including 156 spaces for facility and staff and 24 visitor spaces, along with bike racks for students and staff (327 required). Mr. Dore noted there is separate parking for Pre-K (16 for visitor/parents), with a separate Pre-K entrance. The school will include outdoor learning classrooms with no net loss in fields. Mr. Dore indicated site is relatively tight, the building exceeds the minimum setback requirements.

Mr. Dore reviewed proposed landscape screening of parking areas, playfields, and perimeter screening for abutters along Mason Road, where in addition to screening and landscaping a 6-foot high wood stockade fence is proposed along the easterly edge of the property. Mr. Dore identified back corner area of property where a retaining wall is proposed which will also have a 6-foot high wood stockade fence and additional landscape screening. Mr. Dore explained School Building Committee has been meeting with abutters over the past several months, noting a 6-foot high wood-stockade fence, with trees and landscape screening will be provided along abutter properties. Chair Massey questioned why a wooden stockade fences versus a commercial grade vinyl fence, noting a wood fence will not last very long. Mr. Massey encouraged them to consider a vinyl fence. Mr. Dore reviewed site lighting (foot-candle amounts), new digital signage at Crescent Street and building architecture.

At the conclusion of Mr. Dore's presentation Chair Massey indicated Board members would offer initial comment and input, after which the Board will seek public comment from the abutters and others.

Mr. Massey stated his preference of using commercial-grade vinyl fencing and not wood-stockade fencing which will not holdup over time. Joseph Strazzulla, Chair of the School Building Committee indicated they would look at pricing out vinyl fencing rather than wood-stockade.

Harry Berkowitz stated the baseball fields (at Vail Field) are proposed to be altered and relocated, where the Babe Ruth Field would now be right along Crescent Street; Mr. Berkowitz expressed concerns with foul balls constantly going into the roadway or across the street onto properties on Crescent Street. Mr. Strazzulla explained that the School Building Committee has met with baseball (during a board of governors meeting) they went back and forth with similar concerns, however ultimately are comfortable with the proposed field locations. Mr. Strazzulla noted they also reached out to Playground & Recreation. Mr. Strazzulla indicated there has been some conversation about installing some netting. Chair Massey asked why the Babe Ruth Field was moved to the front along Crescent Street, noting the new access drive is sited where the field was; Mr. Dore explained the field did not fit at other locations.

Harry Berkowitz supported the waiver for parking, noting zoning does not distinguish between elementary and high school, where at the high school parking accommodations are required for student drivers. Mr. Dore & Mr. Strazzulla explained they conducted a peak parking analysis for the school (day-to-day operations, special events, etc.) and are comfortable with the proposed parking. Mr. Strazzulla noted with the revised queuing and access there will be a significant improvement with circulation (morning & afternoon).

Brian Massey noted the new Balmer School would also include NES -Northbridge Elementary School on Cross Street. Mr. Strazzulla conceded it would be a busy area in the morning and afternoons during the school year. Mr. Massey noted that the Building Inspector and Town Counsel (KP Law) are reviewing the parking relief requests.

Sandra Brock, Civil Engineer reviewed with the Planning Board overall site circulation, parent queuing and access around the building for emergency vehicles; James Berkowitz felt parking and circulation was adequate based upon Ms. Brock's description.

Abdul Kafal asked for clarification regarding landscaping & lighting proposed along the existing driveway; Ms. Brock explained there will be a drainage swale along existing drive, other than that the area will be mostly unchanged, noting the hill will remain vegetated. Ms. Brock clarified that once you get further into the site, towards the back there will be some tree cutting. Mr. Dore noted locations of street lights proposed along driveway and parking areas.

Harry Berkowitz inquired about the water issues; Ms. Brock explained that the school generally sits in sort of a valley where you have fill on both sides (class C Soil & Till material), specifically where the school and fields are, they are not bad soils but have high groundwater with a wetland area at the back of the property. Ms. Brock explained they performed soil testing with no real surprises, however soil was a little better than first thought; directly behind groundwater is only 2-feet; this has an impact on our approach to address the need

to meet stormwater guidelines. Locations closer to Crescent Street consists of good material soils with the deepest groundwater; as a result, the site infiltration system will be in the front.

Ms. Brock continued, reviewing the conditions along the easterly side of the property (Mason Road abutters) where historically been several groundwater breakouts. Ms. Brock noted that she has walked the site with abutters to review concerns. Proposed are a series of area drains, surface features and inlets to catch run-off; the abutter properties will be higher than proposed finished grades which will slope back towards the school; a series of basins and French drains will be installed to capture and treat any stormwater. Harry Berkowitz noted that he is old enough to remember when the Balmer School was constructed and is familiar with the areas historically bad drainage. Ms. Brock reviewed overall drainage for the site (building, parking, driveways, etc.), also noted proposed elevation of the new elementary school is to be raised and site drainage will eventually tie-into the drainage system onto Crescent Street and to Arcade Pond.

R. Gary Bechtholdt, Town Planner explained that the Planning Board has engaged the services of Graves Engineering, Inc. (GEI) to provide peer review on its behalf. GEI will review the site plan, drainage, stormwater report, and other components of the application. GEI will prepare a report to the Planning Board which will be distributed to the Applicant/Engineer and municipal departments. The Applicant/Engineer will need to address comments and concerns raised by GEI as part of the Planning Board's review. Mr. Bechtholdt noted a filing with Conservation Commission has also been made which will be a separate review.

Ms. Brock asked if its okay to meet directly with Grave Engineering, Inc. to review comments; Town Planner suggested that was typical and encouraged the Applicant/Engineer to do so; to help expedite the review process.

Mr. Bechtholdt asked about sequence of construction, noting the Balmer School is planned to remain open during construction. Joel Seeley, Owner Project Manager and Joel Strazzulla briefly reviewed construction phasing, blackout times, roadway access, temporary parking space, etc.

Having no additional comment from the Planning Board, Chair Brian Massey opened discussion to abutters and the public in attendance.

John Courtemanche and his neighbor Charles expressed concerns with screening proposed; would like to see fencing higher than 6-feet and opportunities to plant trees on their side of the property so they don't stare at a fence. Mr. Courtemanche would like a 20-foot high fence/sound barrier installed so he does not have to look into classrooms or see large trailer trucks delivering milk, etc. to the school. Mr. Courtemanche expressed concerns with his property being devalued. Charles explained that the rear of his property backs onto the school, where there is a lot of water (runs his sump-pump often); Charles wants to make sure when the retaining wall is constructed for the school project, he does not become responsible for runoff onto the school property. Ms. Brock acknowledged existing conditions and concerns, noting design of retaining wall will include swales and drainage pipe to collect and capture runoff. Abutters seemed to agree with Mr. Massey's preference to a white-vinyl fence rather than a wood-stockade. Mr. Courtemanche and Charles confirmed for Mr. Massey that they have no trees at the rear of the property; they previously cleared to the school property. Mr. Massey noted the Applicant/Engineer will look at fencing, trees and drainage at the retaining wall. Joel Seeley and Joel Strazzulla will consider a higher fence and placement of landscape screening (trees).

Addison Redfield (resident) asked if electrical charging ports have been provided within the parking area; Mr. Strazzulla noted the MSBA budget does not include this, however committee has considered and investigated informally (gathering information). Richard Schofield (resident) suggested town look into National Grid's Take-Charge Program.

Mr. Massey explained to the abutters that the Planning Board will continue its review, noting there will be another meeting to review, where for residents and abutters may offer comment. Joel Strazzulla noted they met with the Conservation Commission on Wednesday, April 17, 2019 and continued to May 15, 2019; Ms. Brock noted working with Graves Engineering, Inc. on reviewing comments.

Joseph Strazzulla and Joel Kent, Construction Manager indicated, upon securing approvals construction activity would commence onsite immediately once the school year ends (with initial staking & erosion controls), noting tree clearing and site prep would start in July of this year.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (5-0) to continue the public hearing to Tuesday, May 14, 2019 at 7:05 PM.

Chair Massey explained to abutters that a continuation notice will not be provided in the mail; suggesting residents put it on their calendars, also noting meetings are posted online and filed with the Town Clerk.

V. STONE HILL CONDOMINIUMS, SENIOR LIVING DEVELOPMENT -PUBLIC HEARING

Special Permit & Site plan review, AP 14/24,97 & 211 -Church Street

Prior to opening the public hearing, Chair Brian Massey noted all Planning Board members were present: Brian Massey, Chair; James Berkowitz, Vice Chair; Rainer Forst, Clerk; Abdul Kafal; & Harry Berkowitz. Chair Massey explained the special permit application (senior living development) requires a 2/3 majority vote of the Planning Board.

Planning Board acknowledged hearing posting and notification requirements had been satisfied. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board waived the reading of the public hearing notice. "In accordance with the provisions of MGL, Article XVII [Senior Living Bylaw] & Section 173-49.1 [Site Plan Review by Planning Board], the Northbridge Planning Board shall hold a public hearing Tuesday, April 23, 2019 at 8:15 PM in the Selectmen's Chambers of the Northbridge Memorial Town Hall, 7 Main Street Whitinsville, MA, to consider the application of Stone Hill Partners, LLC (Woonsocket, RI) for a Senior Living Development to be known as (plan entitled) "Stone Hill Condominiums" prepared by Andrews Survey & Engineering, Inc. of Uxbridge, MA dated February 28, 2019. The subject property, Assessors Map 14 Parcel(s) 24, 94 & 211 consisting of ±37.32 acres within the Residential Three (R-3) Zoning District of Northbridge is accessible via Church Street. Application is for one-hundred four (104) senior living development units. A copy of the plan, application(s), stormwater report, and other submittal documentation is on file with the Town Clerk (7 Main Street, Northbridge Memorial Town Hall) and Community Planning & Development Office (14 Hill Street, Aldrich School -Town Hall Annex) and may be reviewed during regular office hours. The purpose of the hearing notice is to provide an opportunity for public comment. Anyone wishing to be heard should attend said public hearing at the time and place designated."

Chair Brian Massey explained to the Applicant/Engineer and public in attendance proceeding for the public hearing, noting the Applicant/Engineer would provide an overview of the application and speak to certain details of the project, followed by the Planning Board offering initial input and comment, after which comments will be opened to the public. Chair Massey directed the public to raise their hand and wait to be called upon, at which time to simply state their name, address and offer comment.

Planning Board welcomed Stephen O'Connell, Andrews Survey & Engineering, Inc. who presented the proposal on behalf of the Owner/Applicant. Mr. O'Connell provided a brief overview of the project locus area (Church Street, southwest of Highland Street and abutting Deane Way). Mr. O'Connell review proposal; 104-units of senior housing to consist of single, duplex and triplexes (provided preliminary architectural elevation plans of units, including floor plans). Mr. O'Connell referred to site development plan displayed, noting subject property (map/parcels), noting the the two vacant multi-family homes on Church Street will be razed as part of development. Mr. O'Connell reviewed proposed single access/egress via Church Street and overall circulation of site development. Mr. O'Connell indicated they have presented a preliminary proposal to the Safety Committee and will present updated layouts based upon comments received. Mr. O'Connell noted elevation changes throughout the property, noted project is to be serviced by town water and sewer (via Thurston/Henry Street). Mr. O'Connell noted they are working with the Sewer Department to review existing conditions.

Mr. O'Connell reviewed stormwater management, to include four (4) basins of varying sizes; Mr. O'Connell reviewed existing hydrology of the site and buildout of the project. Mr. O'Connell noted that he attended a Technical Review Meeting earlier in the day (April 23, 2019) with the Town Planner, Conservation Agent, Fire Chief and other municipal staff.

Mr. O'Connell noted, except for the main access drive (40-feet) all roads will be either 18-feet or 24-feet in width with sidewalk along one side, as reviewed by the Fire Chief and others. Mr. O'Connell noted the roads within the development will be private and not to be maintained by the Town. Mr. O'Connell then reviewed off-street parking areas, noting for the 104-units proposed (2 per unit) 208 space provided plus off-street for a total of 436 parking spaces throughout the development.

Mr. O'Connell reviewed with the Planning Board zoning requirement for 50-foot buffer areas noting provision is satisfied and will be maintained except for retaining wall(s) proposed to address topographic challenges. Mr. O'Connell explained they performed soil-testing and noted that blasting would occur to site the buildings, roadways and infrastructure. Mr. O'Connell noted portion of property was part of the forestry cutting activity where a restoration plan will need to be prepared and reviewed by the Conservation Commission as part of the filing.

Harry Berkowitz asked about phasing for the project; Mr. O'Connell indicated there would be a level of phasing but not typical to a subdivision, there will be continual building; thru to buildout.

Harry Berkowitz suggested installing the storm basins will likely improve drainage within the area; Mr. O'Connell concurred, suggesting basins will help with runoff concerns, where areas of exposed ledge currently sheet flow offsite onto adjacent properties.

Due to time, Chair Brian Massey asked Planning Board members if they would be willing to withhold comment at this time and allow residents and the public to offer comments; Board members agreed.

Janice Pepka (Leland Road) asked about the age restriction for the development, Mr. O'Connell explained the bylaw allows for senior housing which is 55 and over, allowing for some exemptions. Ms. Pepka felt the development looked nice and noted the town needs more senior housing. As an abutter, Ms. Pepka noted her property has continuously been flooded since the deforestation activity (18-inches of water in basement, replaced 2 hot water heaters) concerned with drainage flows. Mr. O'Connell explained once basins (stormwater basins) are installed will alleviate problems with drainage, adding although he is not part of the solar project, he has reviewed their plans as they potentially impact this project should also alleviate drainage concerns once installed and operational. Mr. O'Connell believes both projects (Stone Hill condominiums and the solar project) will have a positive impact when it comes to stormwater management.

Laura Hanny (Thurston Avenue) contested location of proposed sewerline through her property on Thurston Avenue, communication from Ms. Hanny received by Planning Board. Mr. O'Connell review with Ms. Hanny and the Planning Board site development plan, layout of Thurston beyond constructed roadway, noting has secured permission from abutter opposite Ms. Hanny to utilize for sewer easement. Ms. Hanny contends her property extends into the layout of Thurston Avenue as shown on the Assessors Map; Mr. O'Connell suggested the Assessor information is not necessarily accurate when it comes to survey land or individual properties. Mr. O'Connell suggested the plan will be amended to make sure the proposed sewer line does not extend into Ms. Hanny's half of the layout of Thurston Avenue. Ms. Hanny stated she has reviewed her Deed, etc. Mr. O'Connell noted and would have his surveyors investigate it for Ms. Hanny. Ms. Hanny shared concerns with drainage and flooding.

Walter Noonan (Providence Road) noted his property is down-gradient to the project site, where currently water runs off the solar property, through his driveway where a catch basin/culvert is blocked, with silt and sediment build-up. Mr. Noonan indicated that he has been in contact with Conservation and DEP, concerned with drainage and wanted to bring it to the Planning Board's attention. Mr. O'Connell indicated that he has spoke with the Conservation Agent who informed him of Mr. Noonan's concerns. Mr. O'Connell stated he is aware of concerns which will be reviewed and address as part of the project and Conservation filings. Mr. O'Connell suggested the basin(s) to be installed as part of the solar project will likely have a more direct benefit to Mr. Noonan and its directly next to his property.

Nathan Audette (Deane Way) inquired about the 50-foot buffer area and what if anything will be done to provide visual screening; Mr. O'Connell indicated the units have been arranged to allow for decks at the rear of the units, where nothing will be constructed within the 50-foot buffer area behind the units. Mr. O'Connell indicated vegetative screening would be provided to both screen the abutters from the development and the owners of the units (development) from the abutters (Deane Way).

Paul Parenteau (Deane Way) inquired about blasting; Mr. O'Connell confirmed the site development includes blasting, where some areas as much as 12-15 feet down.

Richard Schofield (Leland Road) sought clarification on project location and inquired about what other projects the Developer has done in Massachusetts; Mr. O'Connell explained that the project does not directly abut Leland Road properties however if you received an abutters notification you are within 300-

feet, noting the solar project is between. John Boucher (perspective buyer/Developer) explained that they are currently completing a similar project in North Smithfield, RI (162-unit development, known as Laurel Woods located at 170 Providence Pike). Mr. Boucher also noted they completed a residential subdivision in Blackstone, MA (Autumn Lane). Mr. Schofield also inquired about timing of completion; Mr. Boucher indicated that if the market stays strong, they will continue building, however if the market slows, they will not continue to build, noting they would not abandoned the project. Mr. O'Connell then reviewed with Mr. Scofield the site topography of site elevation changes, high points and low points in relation to his property off Leland Road.

Addison Redfield (Deane Way) sought clarification on construction standards for the roadway and limits on the length of road, asking if it would be more than just a driveway servicing 104-units. Chair Brian Massey clarified that this project does not fall under our Subdivision Rules and Regulations. Harry Berkowitz stated that the Fire Chief, through the Safety Committee has reviewed the proposed single-access drive including the width of all roads within; Mr. Massey added that is why they are now proposing a 42-foot wide entrance at Church Street based upon input from Fire and other municipal departments.

Resident inquired when drainage ponds would be installed; Mr. O'Connell explained the detention basins, as part of the stormwater management of the site would be shaped in and constructed as part of the initial construction phases.

Prior to continuing the public hearing, Mr. Bechtholdt noted receipt of the following: email communication from Leo Asadoorian and two (2) letters from Laura Hanny. Mr. O'Connell noted that the Safety Committee is scheduled to review at its meeting Thursday, April 25, 2019 and a filing with the Conservation Commission will be made shortly thereafter. Mr. Bechtholdt suggested continuing the hearing to May 14, 2019 may not provide enough time for the Applicant/Engineer and others, suggesting the Planning Board look to continue its meeting in June. Mr. O'Connell indicated a preference to continue the hearing to May 14th, the Board next scheduled meeting.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted (5-0) to continue the public hearing to Tuesday, May 14, 2019 at 7:50 PM. Chair Massey reminded abutters that a continuance notice will not be sent out in the mail.

OLD / NEW BUSINES

Approval of Meeting Minutes -February 19, 2019 & April 09, 2019
Planning Board tabled meeting minutes.

2019 Spring Annual Town Meeting -Tuesday, May 07, 2019
Point of information -no discussion.

Tuesday, May 28, 2019 -Vote to Cancel Planning Board Meeting (Quorum)

Upon motion duly made (H. Berkowitz) and seconded (R. Forst) the Planning Board canceled its meeting of May 28, 2019 due to lack of quorum.

Presidential Farms Open Space Parcel(s) A & D -Status/Update

Mr. Bechtholdt reminded the Board that they restricted the number of building permits for Phase V until such time the recreation lot is completed to the satisfaction of the Board, noting he had included this item on the agenda as a placeholder in the event the Developer contacted the Planning office and addressed concerns. This matter was tabled as the Developer has not completed work at this time.

Economic Development Committee -Status/Update

Mr. Bechtholdt mentioned that the Economic Development Committee now has enough appointed members for a quorum and hosted its first meeting on April 22, 2019; their next meeting is scheduled for May 20, 2019; James Berkowitz (Planning Board) is the Chair of the Economic Development Committee.

Community Preservation Committee -Status/Update

Mr. Bechtholdt mentioned that the Community Preservation Committee met last week and is working with the Community Preservation Coalition to host a staff training on May 13, 2019 (during the day) followed by a public workshop in the evening with members of the Community Preservation Committee.

Local Historic District Study Committee -Status/Update

Mr. Bechtholdt announced that the Local Historic District Study Committee will host a public workshop on May 28, 2019 to review an initial draft of the local historic district bylaw.

Open Space & Recreational Plan Update Committee -Status/Update

Mr. Bechtholdt explained due to several open vacancies the Committee has not been able to meet in some time; Mr. Bechtholdt also mentioned that Beals + Thomas, the consultant hired to assist has recently gone through some staff turnover, suggesting may look to terminate the contract.

Subdivisions -Status/Update

Mr. Bechtholdt informed the Board that he met with Mujeeb Ahmed, Developer for Carpenter Estates and he and Mr. Massey will meet with Joe Leonardo, Developer for Leonardo Estates next week to review overall status of the subdivisions in conjunction with their planned attendance at an upcoming Planning Board meeting (May 14, 2019); Mr. Bechtholdt noted he also will look to meet with Joe Marinella to review status of Hemlock Estates and Camelot and with David Brossi to review Presidential Farms in preparation for future Planning Board meetings to review status and updated construction schedules.

Planning Board -Associate Member (Vacancy)

Point of information -no discussion.

Planning -Weekly Report(s)

Planning Board acknowledged receipt of weekly report of April 15-19, 2019.

Planning Board Concerns

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 April 23, 2019 meeting; Draft Agendas for May 13, 2019, May 28, 2109, and June 11, 2019 meetings; Memo dated February 01, 2019 to Planning Board & Andrews Survey & Engineering, Inc. from Town Planner regarding Moon Hill Estates Definitive Subdivision Submittal - Incomplete; Letter dated March 26, 2019 to Planning Board from Graves Engineering regarding Moon Hill Estates Definitive Plan & Stormwater Review; Memo dated April 19, 2019 to Town Planner & Planning Board from DPW Director regarding Moon Hill Estates Comments; Letter dated April 16, 2019 to Town Planner from Building Inspector regarding Moon Hill Estates; Document not dated from Christian Carmody regarding questions on Moon Hill Estates; Email dated April 03, 2019 to Joseph Zanca from Town Planner regarding Moon Hill Estates; Checklist for Submission of a Definitive Plan dated February 01, 2019 for Moon Hill Estates; Email dated April 18, 2019 to Andrews Survey & Engineering from Town Planner regarding Moon Hill Estates Definitive Subdivision Application (well/septic); Notice of Public Meeting for the new W. Edward Balmer Elementary School; Letter dated April 15, 2019 to abutters from Nitsch Engineering concerning Balmer Elementary School; Review Report Form dated April 16, 2019 to Town Manager/BOS, Board of Health, Conservation Commission, Building Inspector, Fire Department, DPW Director (Safety Committee), Police Department, DPW – Highway, DPW – Sewer, Whitinsville Water Company and PB Consulting Engineer concerning W. Edward Balmer Elementary School Site Plan Review; Site Plan Review Application dated April 09, 2019 for W. Edward Balmer Elementary School; Memo dated April 19, 2019 to Planning Board from Town Planner concerning W. Edward Balmer Elementary School Site Plan Review; Letter dated April 18, 2019 to Town Clerk from Town Planner concerning W. Edward Balmer School Site Plan Review Engineering Consulting Services; Letter dated February 28, 2019 to Building Inspector from Dore & Whittier Architects, Inc. concerning W. Edward Balmer Elementary School Zoning Bylaw Analysis; Letter dated August 31, 2017 to School Building Committee from KP Law concerning W. Edward Balmer Elementary School, Executive Office of Energy & Environmental Affairs Article 97 Land Disposition Policy; Letter dated April 18, 2019 to Planning Board from Nitsch Engineering concerning Balmer Elementary School Revised Stormwater Report; Overall Roadway Layout Plan Proposed Parking Plan for W. Edward Balmer Elementary School dated 2/22/2019; Overall Roadway Layout Plan Proposed Event or Overflow Parking Plan for W. Edward Balmer Elementary School dated 2/22/2019; Documents dated February 28, 2019 on the W. E. Balmer Elementary School Parking Analysis; Overall Roadway Layout Plan dated 04/09/2019 for W. Edward Balmer Elementary School; Overall Site Plan dated 04/09/2019 for W. Edward Balmer Elementary School; Unnamed and undated Plan of W. Edward Balmer Elementary School; Public Hearing Notice for Stone Hill Condominiums; Letter dated April 18, 2019 to Town Clerk from Town Planner regarding Stone Hill Condominiums Senior Living Development Engineering Consulting Services; Layout and Materials Plan Sheets 1-4 of 4 dated March 28, 2019 for Stone Hill Condominiums; Utility Plan Sheet 1 of 4 dated March 28, 2019 for Stone Hill Condominiums; Erosion & Sediment Control Plan Sheets 1-4 of 5 dated March 28, 2019 for Stone Hill Condominiums; Document dated March 09, 2018 for Church Street/Senior Living Development; Chapter 173 Zoning Article XVII Senior Living Bylaw dated April 19, 2019; Email dated April 18, 2019 to Megan Heaton from Town Planner regarding Carpenter Estates/rainfall and snowmelt; Community Planning & Development Weekly Report dated April 15-19, 2019; 2019 Planning Board Meeting Schedule.

Other

Planning Board acknowledged receipt JH Engineering Group, Inc review letter for West End Creamery; at the conclusion of the meeting Planning Board members endorsed the site development plan for Cappy's Automotive (Main Street).

540 Adjournment

541 Having no additional business, the Planning Board adjourned its meeting of April 23, 2019 at or about
542 9:50PM.

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544 Respectfully submitted,

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548 R. Gary Bechtholdt II
549 Town Planner

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551 Cc: Town Clerk
552 /File

Approved by the Planning Board: 08/13/2019