



**NORTHBRIDGE PLANNING BOARD
MINUTES**

Tuesday, July 23, 2019

RECEIVED

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Recognizing the presence of a quorum, Chairman Brian Massey called the meeting to order at 8:00 PM. Abdul Kafal, Rainer Forst, Harry Berkowitz and James Berkowitz 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 (PB) vacancy remains (Associate Member).

The following members of the public were in attendance: Bill Renaud, 170 Keith Hill Road, South Grafton; Edward Renaud, 77 Kelly Road; John Thompson, 232 Rivulet Street, Uxbridge; Derek Bender, 354 Moon Hill Road; Denise Natale, 196 West River Street, Upton; Mark Anastas, 407 Moon Hill Road; Bill Giannopoulos, 25 Eben Chamberlain Road; Patty Giannopoulos, 25 Eben Chamberlain Road; Carter McCann, 250 West 57th Street, New York City, New York; Gregson Pullen, 71 Briar Road, Saugerties, New York; Ashley Deitrich, 258 Seminole Avenue, Waltham; Melody Nydam, 123 Cottage Street; Joe Gerardi, 120 Hannah Drive; John Federico of Guerriere & Halnon, Inc.; Stephen O'Connell, Andrews Survey & Engineering, Inc.; James Hanrahan, Bowditch & Dewey LLP; and David Brossi, Presidential Farms.

I. CITIZENS FORUM

None

II. FORM A PUDDON / QUAKER STREET – REVIEW/DECISION

ANR -81P plan – Assessors Map 27, Parcel(s) 31 & 35

Stephen O'Connell, Andrews Survey and Engineering, Inc., explained that this ANR plan is for eight (8) lots with access from Puddon Street. The septic designs are commencing in the near future. The abutter to Lot 4 is unknown. This was thought to be part of this project, but it is not. Some lots are in two zones and this is now noted on the plan. Several lots have frontage on Quaker Street, but the access will be from Puddon Street. Puddon Street is paved to the solar site entrance. There are no community improvements with this ANR, but some improvements are being made from the solar project, such as the widening of Puddon Street. Some catch basins/drainage structures have been uncovered and this should improve the drainage. Rainer Forst asked if the checklist was good and Gary Bechtholdt responded that, yes, it has been reviewed and any items were addressed.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to GRANT approval for the above referenced ANR plan application to create Lot(s) 1 through 8 on Quaker/Puddon Street as shown on the plan. As part of its decision, the Board reviewed proposed access along Puddon Street (condition, width and status).

120 HANNAH DRIVE -INFORMAL REVIEW

Planning Board met informally with Stephen O'Connell, Andrews Survey & Engineering, Inc. and Joe Gerardi, (new) owner of 120 Hannah Drive, to review option to acquire a portion of previously designated open space within the Carpenter Estates subdivision, currently under construction. Mr. O'Connell and Mr. Gerardi explained to the Board that they wanted to seek the Planning Board's input before finalizing an ANR plan. Mr. O'Connell reviewed conceptual plan showing a proposed land swap, where portion of the house lot (back land) would be conveyed as open space in exchange for an equal portion of open space conveyed to the house lot (120 Hannah Drive). Mr. Gerardi explained that the side setback southerly property line is very tight; Mr. Bechtholdt noted the subdivision is considered a flexible development where in exchange for open space the lots and setbacks have been reduced. Mr.

Gerardi noted because of the reduced setbacks and smaller lot the spacing of the house in relation to the septic tank and underground propane tank is very limiting. Planning Board reviewed access to the open space lot, noting access to open space would not be altered as result of ANR as the access is further down Hannah Drive; the access along Carpenter Road is inaccessible due to land topography and wetland resource areas. Planning Board considered squaring off the lot in a more uniform layout, suggesting conveying land as open space may not be necessary. Chair Massey stated squaring off the lot would be cleaner, resulting in more tax revenue for the Town. Planning Board indicated they were all agreeable to conveying out a portion of the open space parcel, provided the Owner/Developer consents to same. Mr. Gerardi will speak with the Owner once again and will look to submit an ANR plan for Planning Board endorsement.

III. MOON HILL ESTATES - CONT. PUBLIC HEARING

Definitive Subdivision Review [Chapter 222 Subdivision Rules & Regulations]

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

Revised plans have been submitted. Graves Engineering is reviewing these revised plans now and their review is not ready for this meeting. Some lots on the south side and Parcel D on the north side with six (6) to eight (8) parking spaces have been reduced and/or reconfigured. The access connection points will connect several Parcels of Open Space owned by the Town of Northbridge to the south and the Town of Upton State Forest to the north.

The applicant and their engineer met with the Fire Department and Department of Public Works last week and those departments are in support of the waivers. The Fire Department has requested three (3) 15,000-gallon underground cisterns be installed in the proposed locations and suggested an amount of monies be set aside to cover periodic maintenance, once the system is accepted by the Town.

There were some topography challenges between the two wetlands so the number of lots has been reduced by one (1). There will be 40 lots in total constructed in three (3) Phases. Phase 1 will be the access on the north side to cul-de-sac, Phase 2 will be the rest of that roadway back to Moon Hill Road on the south side and Phase 3 will be the construction of the connection road and one (1) cistern. There will be three (3) parking spaces parallel to the road for the mailbox location on the north side. The sidewalk will be on interior side of the road with a crosswalk and a short sidewalk to the mailboxes. The south side will have parking and a bus shelter. There will be a cistern in that location, too. The bus shelter will actually be on the Town owned land. The bus shelter is not required but it can be conditioned as appropriate.

Moon Hill Road reconstruction will be at each entrance for 100 feet in each direction but may be adjusted depending on the road condition (but will still total 200 feet at each entrance). On the north side a culvert was found and has been extended to flow freely to the stormwater basin. The end that was buried has been opened. A channel has been proposed and debris will be cleaned along Moon Hill Road to address sheet flow. Written responses are coming from Andrews Survey and Engineering addressing Gary Bechtholdt's memos. The Traffic Study was reviewed, and no numbers need to be changed. The site lines are good. In the traffic study, the recordings for Monday (the first day of school vacation) will not be used. The traffic recordings from Thursday to Sunday were used.

The review of waivers is as follows:

1. 222-27.A-Curbing -Vertical granite has been waived in the past when Northbridge Conservation Commission has requested it. The Conservation Commission is requesting a waiver in habitat areas to allow wildlife access and this will need to be in writing to the Planning Board. The Planning Board tabled this waiver.

2. 222-29-Sidewalks -Concrete is more prone to damage and is harder and more expensive to repair. Asphalt will stand up better to winter salt and last longer. The Department of Public Works will need to support this and put it in writing to the Planning Board.

3. Table I, Street Design Standards -The developer could meet grades but there would be lots more cuts and blasting. A 9% grade has been accepted in other areas and is manageable.

4. Table II, Standards for Cul-de-sac -The service for the last lot will be there so the right-of-way could be extended to provide access to abutting parcel (just not build on the abutting parcel). The abutting parcel may be landlocked but the best access would be here even if it was not landlocked because there is a large wetland at the Carroll Road/Quaker Street side of the abutting parcel.

5. Roadway Cross Section -The sidewalk will be constructed against the roadway and not as shown in the roadway cross section.

Upon motion made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to continue the Public Hearing to August 13, 2019 at 7:05pm.

IV. 135 PROVIDENCE ROAD – REVIEW / DECISION

Construction Change [§ 173.49.1 H – Modification of approved site plan]

John Federico of Guerriere & Halnon, Inc. and P & AK Family Limited explained that the site plan was previously approved in 2014 and on 09/23/2014 they filed with MASSDOT for a curb cut but it was denied. The previous approval included an easement for drainage, but MASSDOT denied them connecting to the MASSDOT system. Two new systems will be at the front and will send the drainage to the back of site for discharge. An easement will be granted to MASS DOT to maintain the existing pipe on site. On 09/01/19 the applicant will be granted approval for a curb cut. They are working with Whitinsville Water Company to do plans for the plumbing and existing two (2) water lines are sufficient. They will be replacing the ten (10) inch cast iron line with a cement line per Department of Public Works Sewer Division as required. The Planning Board will need a letter from Whitinsville Water Company addressing their main concerns with the building as it is not under the Planning Board's jurisdiction.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted (5-0) to CONSIDER and GRANT site plan modification pursuant to §173-49.1 H of the Northbridge Zoning Bylaw to reroute MassDOT's drainage system around the perimeter of the site through several manholes and HDPE piping as shown on plan dated June 07, 2019 entitled "Retail Building Additions at 135 Providence Road" prepared by Guerriere & Halnon, Inc. Site plan modification shall also address concerns raised by the Whitinsville Water Company in letter dated June 24, 2019. In making its determination, the Planning Board solicited comment from the Inspector of Buildings, Director of Public Works, Highway Superintendent, Sewer Superintendent, Conservation and the Whitinsville Water Company.

OLD / NEW BUSINESS

Approval of Meeting Minutes –March 12 & 26; April 16 & 23; and June 11 & 25, 2019

Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz), the Planning Board voted 5-0 to approve the minutes of March 12, 2019 as written. Planning Board tabled action on the other meeting minutes.

Planning Board Meeting Dates - August 13, 2019 & August 27, 2019

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 to cancel the August 27, 2019 Planning Board Meeting.

Puddon Street Solar I & II – Modification of approved site plan [§173-49.1 H]

Carter McCann, Syncarpha, Gregson Pullen, National Grid and Ashley Deitrich explained that there will be less equipment pads for the Puddon Street Solar I & II and will extend the screening around the pads.

Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted (5-0) to CONSIDER and GRANT site plan modification for Puddon Street Solar I & II pursuant to §173-49.1 H of the Northbridge Zoning Bylaw to remove two (2) pads for each from Puddon I and Puddon II, as National Grid can use more space efficient disconnect equipment than previously planned for. Reference made to Planning Board Certificate of Approval dated July 12, 2018 approving the siting of two (2) large scale ground-mounted solar photovoltaic installations (LSGPI), in accordance with Article XX of the Northbridge Zoning Bylaw. Reference is also made to Planning Board Special Permit [01-SPP-2018] for same.

Syncarpha Solar I & II – Modification of approved site plan [§173-49.1 H]

A request to modify the location, size, etc. of the solar equipment is under review. Carter McCann, Syncarpha Solar, Gregson Pullen, National Grid and Ashley Deitrich explained that for Syncarpha I, the pad is now smaller, and it can be installed next to the road as it will now fit. Of the two existing poles, one (1) will be moved to the site entrance. The concern is with the pole on Church Street so that it will not fall into the entrance for the Stone Hill Condominiums as their access is 60 to 80 feet wide. Syncarpha Solar will need to confirm this with Andrews Survey and Engineering. There will be fencing around the equipment from the neighbor.

For Syncarpha II, there is no way to put pole at the roadway because the topography is too steep. There will be one (1) pole at the street and then one (1) pole on the property with the equipment. Everything will be run underground to top of the site. They are not sure if any pole(s) or pad will be used at the top of the site.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted (5-0) to CONSIDER and GRANT site plan modification for Syncarpha I -Church Street, pursuant to §173-49.1 H of the Northbridge Zoning Bylaw to allow for pad mounted reclosers to be located along the driveway (off Church Street) as shown on revised plan (handout). Existing utility pole(s), if to be relocated shall be coordinated with utilities, DPW and the Owner/Applicant/Engineer for the Stone Hill Condominium development, planned within the abutting property. Reference made to Planning Board Certificate of Approval dated July 11, 2018 approving the siting of a large-scale ground-mounted solar photovoltaic installations (LSGPI) to be located off Church Street pursuant to Article XX of the Northbridge Zoning Bylaw.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted (5-0) to CONSIDER and GRANT site plan modification for Syncarpha II -Providence Road pursuant to §173-49.1 H of the Northbridge Zoning Bylaw to allow for pole top reclosers to be located along the driveway (off Providence Road) and relocation of pads within the site due to topography challenges, as shown on revised plan (handout). Utility pole(s), to be relocated or added along Providence Road shall be coordinated with utilities and the Department of Public Works. Reference made to Planning Board Certificate of Approval dated July 11, 2018 approving the siting of a large-scale ground-mounted solar photovoltaic installations (LSGPI) to be located off Church Street pursuant to Article XX of the Northbridge Zoning Bylaw.

Presidential Farms (Phase V, Phase II & Recreation Lot) – Status Update(s)

Jim Hanrahan, Bowditch & Dewey, LLP and Dave Brossi, Presidential Farms, are seeking clarification on the building permits for Phase V as, in their opinion, all requirements have been satisfied. The Planning Board disagrees. Brian Massey had Gary Bechtholdt reach out to Metacomet Land Trust and they are going to maintain the area with pollinator plants. The Planning Board was under the impression that it would be a loamed and seeded lot. Some loam and seed were applied last November, and the Planning Board has looked at this area recently. The Planning Board believes that the ground cover needs to be improved. D. Brossi stated that now that Metacomet Land Trust owns it, it is all set. He had it in a trust, but the Planning Board did not accept that trust and D. Brossi transferred it

to Metacomet Land Trust with a monetary fee. The Planning Board released five (5) lots last winter to work with D. Brossi. The interpretation of the restriction of five (5) lots was discussed. Even though it was loamed and seeded, it was not maintained and is now all weeds. Metacomet Land Trust is concerned with the condition and lack of top soil. It was also seeded again in spring, per D. Brossi. B. Massey suggested that D. Brossi weed whack the area and lay new topsoil. D. Brossi said no and the Planning Board should release all but five (5) lots. D. Brossi should work with Metacomet Land Trust to get a resolution, per the Planning Board. G. Bechtholdt suggested releasing all but five (5) lots and put topsoil on the area. R. Forst and J. Berkowitz said no as Metacomet Land Trust is not happy. The land was transferred to Metacomet Land Trust in May 2019. It was also suggested that D. Brossi rake out the gravel to expose topsoil.

Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz), the Planning Board voted (5-0) TO AUTHORIZE THE ISSUANCE (sign-off) of building permit applications for up to nine (9) of the fourteen (14) house lots associated with Phase V -Presidential Farms (Roosevelt Drive), where prior vote of the Planning Board had restricted issuance to five (5). In taking such action, and as mutually agreed to by and between the Planning Board and the Developer (David Brossi), the issuance (sign-off on building permit applications) of the remaining five (5) house lots shall be restricted (withheld) until such time the Developer prepares Parcel D (open space lot) by removing overgrowth (weeds, etc.), rocks and gravel. Additional topsoil, if so required by the Planning Board shall also be provided by the Developer prior to issuance of building permits for the remaining five (5) house lots within Phase V -Presidential Farms. The Developer shall not be required to (re)seed Parcel D, as Metacomet Land Trust intends on maintaining the open space lot as a field of wildflowers for bees, butterflies, and educational purposes.

Subdivision Developments – Status/Update(s)

No comments.

Planning Board Associate Member (Vacancy)

The Planning Office will reach out to all who submitted a volunteer interest form to see if they are still interested.

Planning Weekly Report(s)

No comments.

Planning Board Concerns

Ranier Forst expressed concern and put blame on previous Planning Board(s) regarding unclear definitions and unclear communications. His concern was discussed.

Mail Review

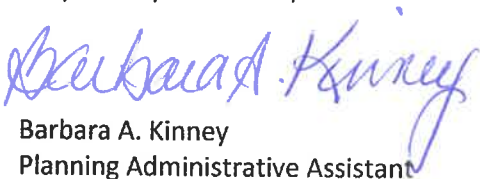
In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for July 23, 2019; Draft Agenda for the August 13, 2019 agenda; Form A application dated July 16, 2019 for Puddon Street & Quaker Street; Plan dated July 1, 2019 for Puddon Street & Quaker Street; Checklist for Approval Not Required Plan dated July 16, 2019 for Puddon Street & Quaker Street; Deed Puddon Street and Quaker Street; Plan of Land on Puddon Street & Quaker Street; Assessor's Map 27; Letter dated July 03, 2019 to Planning Board from Andrews Survey & Engineering regarding the Revised Request for Waivers from Subdivision Regulations for Moon Hill Estates; Letter dated July 03, 2019 to Planning Board from Andrews Survey & Engineering regarding the Review Comments for Moon Hill Estates; Memo dated July 16, 2019 to Planning Board from Town Planner regarding Moon Hill Estates Definitive Subdivision Plan Application -Revised/Updated Plan Set, etc.; Memo dated February 01, 2019 to Planning Board & Andrews Survey & Engineering from Town Planner regarding Moon Hill Estates Definitive Subdivision Plan Application -Submittal (Incomplete); Checklist for Submission of a Definitive Plan dated February 01, 2019 for Moon Hill Estates; Email dated June 25, 2019 to Town Planner from Guerriere & Halnon, Inc. concerning 135 Providence Road Proposed Changes; Site Plans for 135 Providence Road dated June 07, 2019; Letter dated June 24, 2019 to Town Planner from Whitinsville Water Company regarding 135 Providence Road Building Expansion; Letter dated August 15, 2014 to Town Planner from Whitinsville Water Company regarding 135 Providence Road; Plan of

135 Providence Road proposed addition(s); Draft Planning Board Minutes of March 12, 2019; Letter dated June 28, 2019 to Brossi Homes from Planning Administrative Assistant concerning Presidential Farms Phase II (Washington Street), Phase V (Roosevelt Drive) and Recreation Lot (Parcel D) -Status Report; Email dated July 15, 2019 to Brossi Homes from Planning Administrative Assistant concerning Presidential Farms Construction Schedule; Letter dated February 20, 2019 to Town Clerk from Town Planner concerning Presidential Farms Phase V Lot Release; Form P dated February 20, 2019 for Presidential Farms Phase V; Email dated July 09, 2019 to DPW Director from Town Planner regarding Quaker/Puddon Street Community Shared Solar; Email dated June 27, 2019 to Planning Administrative Assistant from Town Manager Administrative Assistant regarding Volunteer Interest Forms; Volunteer Interest Forms for Addison Redfield, Matthew Ruzzoli, Michael Della Cava Jr., and Shannon Canoy; Community Planning & Development Weekly Report for July 15-19, 2019, July 08-12, 2019, July 01-05, 2019, June 24-28, 2019, June 17-21, 2019, and June 10-14, 2019; Letter dated June 28, 2019 to Building Inspector from Town Planner regarding Leonardo Estates Issuance of Building Permits; Email dated July 09, 2019 to Town Planner from Joyce Augustus regarding Farnum Circle Driveway Reconfiguration; Carpenter Estates Plans; Plan of Open Space Lot 2 within the Hills at Whitinsville dated October 17, 2012; Memo dated July 17, 2019 to All Town Departments, Committees Boards & Commissions and Town Moderator from Town Manager's Office regarding Fall Annual Town Meeting Warrant Closure; 2019 Planning Board Schedule of Meeting Dates.

Adjournment

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board having no additional business voted 5-0 to adjourn its meeting of July 23, 2019 at or about 10:12PM.

Respectfully submitted,


Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board

September 10, 2019

July 23, 2019

Planning Board

FROM	DATE	SUBJECT
Planning Office	06/28/19	Presidential Farms Phase II, Phase V & Parcel D
Planning Board	06/28/19	Leonardo Estates Issuance of Building Permit(s)
Conservation Commission	07/01/19	NOI 489 Highland Street Plan Review for Comments
Planning Office	06/28/19	Cancellation of July 09, 2019 Planning Board Meeting
Planning Board	06/24/19	Certificate of Approval Stone Hill Condos Site Plan
Marly Zayman	07/12/19	Goldthwaite Road Concern
Graves Engineering	07/15/19	Balmer Elementary Drainage & Stormwater Review #2
DPW	07/16/19	The Camelot Subdivision Report & Recommendations
Town Planner	07/16/19	Moon Hill Estates Revised/Updated Plan Set Comments
Nitsch Engineering	07/15/19	Balmer Elementary School Bulletins
CMRPC	07/22/19	Local Planning Assistance
Fire Department	Rec'd 07/23/19	Fire Protection Moon Hill Estates
DPW	07/23/19	Moon Hill Estates Waiver Requests

Weekly Report for

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Grafton

- Decision – Approved with Conditions the petition of Sugar Realty Trust, c/o Robert G. Flynn, Sr. and Madeline Flynn for the approval of a Definitive Plan for a 2-lot, conventional development residential subdivision at 15 Meadowbrook Road.
- Public Hearing Notice – Application of Anthony Caron (applicant) and Cheryl Haire (representative for Gloria Walsh- owner) for a Special Permit for a retail pet store at 168 Worcester Street.

Sutton

- Public Hearing Notice – Application of Angelo Pizzarella for a Special Permit for two retreat lots at 188 Mendon Road and also seeks permission to create breaks in existing stone walls and remove public shade trees where necessary for driveways to access Lots 1-4 at this location.
- Public Hearing Notice – Application of The Manchaug Trust, George Funari, Trustee for Site Plan Review to use the existing structure at 352 Manchaug Road for three apartments and a café/restaurant to include parking upgrades.
- Public Hearing Notice – Application of Jeff Roy to construct a +/-813 square foot accessory apartment attached to the rear of the garage at 14 Lakeview Circle.
- Public Hearing Notice – Application of Ronald Lukasevich (applicant) and JNL Holdings, Inc. (owner) for a Site Plan Review and V.D. Route 146 Overlay District Bylaw review to expand and restructure the parking lot for Route 146 Fitness at 211 Worcester Providence Turnpike.
- Application of JNL Holdings, LLC to expand the parking lot to create additional parking spaces for the 146 Fitness Facility under the 146 Overlay District at 211 Worcester Providence Turnpike.
- Decision – Approved with Conditions the application of Gianni Romeo (Felters Mill, LLC) for a Special Permit for a common drive at 125 & 135 Singletary Avenue.
- Decision – Approved with Conditions and waivers the application of Angelo Pizzarello for a Special Permit for 2 retreat lots and 4 scenic roadway stone wall breaks and public shade tree removal where necessary for the 4 lots at 188 Mendon Road.

- Decision – Approved with Conditions the application of Jeff Roy for a Special Permit for an accessory apartment at 14 Lakeview Drive.

Upton

- Decision – Approved the application of Gregory Marcinek for 2 Special Permits for Large Lot Frontage Reductions Lots at 145 West River Street.

Upton ZBA

- Decision – Denied the Variance application of Linda Moore to revert the property located at 32 Warren Street back to commercial use of the property.
- Decision – Granted the Variance application of Cody Allard for a shed to be located five (5) feet from the property line at 149 Westboro Road.
- Decision – Denied the Variance application of Michael Connearney, Mikal Development Corp., to allow a hammerhead turn around instead of a cul-de-sac for the properties at 274, 276, 278 and 280 Mendon Street.
- Public Hearing Notice – Application of Kevin Lobisser, Lobisser & Ferreira Construction Corp, for a Special Permit for proposed construction of a 4 bedroom dwelling with an in-law apartment (accessory apartment) at Lot 1 Fiske Avenue; Application of Sarah Abbott for a Variance for the installation of an in-ground swimming pool closer to the lot line than the zone setback of 30 feet at 59 Fiske Mill Road; Application of Alberico Cruz Neto for a Special Permit relative to a Class II Dealers License for the existing business, Precision Collision Center, Inc. at 75 High Street; and Application of Jorge Lopes, Next Stop Automotive, for a Special Permit for a new auto repair facility and Class II Dealers License for this auto repair business at 138 Milford Street.

Uxbridge

- Public Hearing Notice – Application of Lackey Dam Nominee Trust/Thomas P. Berkowitz for a Special Permit to expand existing use for a recycling/processing yard to be graded to enhance Stormwater management inclusive of a non-potable well, truck weigh scale, trailer and glass processing equipment for the purpose of asphalt, brick and concrete rubble (ABC) sorting and processing for re-use at Lackey Dam Road.
- Decision – Approved with Conditions the Definitive Subdivision at 1025-1045 Quaker Highway.
- Decision – Granted with Conditions the Definitive Subdivision at 111 Rivulet Street (Baker Lane).