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**NORTHBRIDGE PLANNING BOARD
MINUTES****Tuesday, June 25, 2019**

Recognizing the presence of a quorum, Chair Brian Massey called the meeting to order at 7:06 PM. Rainer Forst, James Berkowitz, and Harry Berkowitz were in attendance. Abdul Kafal 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: Mark Anastas, 407 Moon Hill Road; Carter McCann, 159 Duck Hole Road, Madison, CT; John Thompson, National Grid; Joseph Antonellis, 288 Main Street; Rusfid Haroon, 100 Grove Street, Worcester; Denise Natale, 196 West River Street, Upton; Derek Bender, 354 Moon Hill Road; Melody Nydam, 123 Cottage Street; Henning Smith, 375 Moon Hill Road; Stephen O'Connell, Andrews Survey & Engineering; and Ashley Deitrich, 258 Seminole Avenue, Waltham.

Note: James Berkowitz has been sworn in at the Town Clerk's Office.

I. PLANNING BOARD REORGANIZATION

[Chair, Vice Chair & Clerk]

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 the nomination of B. Massey as Chairman.

Upon motion duly made (J. Berkowitz) and seconded (R. Forst), the Planning Board voted 4-0 the nomination of H. Berkowitz as Vice Chairman.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 the nomination of R. Forst as Clerk.

II. CITIZENS FORUM

None

III. FORM A

None

IV. WINSTON WOODS DEFINITIVE SUBDIVISION -CONTINUED PUBLIC HEARING

Chapter 222 -Subdivision Rules & Regulations [Decision Period 09/30/2019]

Assessors Map 15A Parcel(s) 224-232 -Spring Street

Joe Antonellis, representative for the developer/owner, submitted a request to withdraw without prejudice the application for a definitive subdivision "Winston Woods" and requested that when they resubmit the filing fee be waived. B. Massey explained that other subdivisions have withdrawn without prejudice and have had to pay the filing fees upon resubmittal. The Planning Board will take it under advisement and decide when the definitive subdivision is resubmitted.

Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 4-0 to accept the withdrawal without prejudice of the Winston Woods Definitive Subdivision per the applicant's request as referenced in the letter from Mayer, Antonellis, Jachowicz and Haranas, LLP dated June 25, 2019.

V. MOON HILL ESTATES -CONTINUED PUBLIC HEARING

Definitive Subdivision Review

Steve O'Connell, Andrews Survey & Engineering, Inc., gave an update only for the Moon Hill Estates Definitive Subdivision Public Hearing as Abdul Kafal was not present, leaving the Planning Board a member short. This update was for the benefit of the residents that were present at the meeting and there will be no back and forth discussion.

S. O'Connell explained that revised plans are coming with written responses. Open space has been created with trail head parking. Cisterns have been added to the plans. Graves Engineering will review the revisions too.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to continue the Public Hearing for Moon Hill Estates Definitive Subdivision to July 23, 2019 at 8:05PM.

OLD / NEW BUSINESS

Approval of Meeting Minutes – March 12, 2019; March 26, 2019; April 23, 2019; June 11, 2019

The meeting minutes of March 12, 2019; March 26, 2019; April 23, 2019; and June 11, 2019 were tabled.

Subdivision -Status/Update(s)

Leonardo Estates – Joe Leonardo was told on May 14, 2019 that the Planning Board was not going to sign off on any building permits. The building permit for Lot 15 will not be signed until the curbing, etc. has been installed. Per J. Leonardo, Lot 15 is under contract to be delivered this fall. He then explained that Lot 4 is under contract with new landscaping to be done in a few weeks. Lot 3 the footings, etc. are done. By fall, 900 feet of curbing will be installed on the north side of the roadway and 400 feet on the south side to Lot 18. Lot 17 is where the loam is being stored. Parcel B is the corner lot that has frontage problems. The lots were release last year. Even if he starts now, he cannot be done for Lot 15 to be delivered on-time. B. Massey stated that the roadway was installed two years ago and no further improvements have been done. Under the Rules and Regulations all roadway work is to be done before the developer moves forward. The Planning Board does give some leeway in subdivisions under construction at their discretion. Lot 15 Windstone Drive the dwelling is 50% complete per J. Leonardo. As the north side has been stabilized, the rest will go easier. By fall, Lots 3 and 4 should be stabilized, etc. and this should be put in the construction schedule. The drainage pond looks like it has a lot of sediment. The base coat has been down for two (2) years so it could start failing. It needs to be confirmed that the catch basins are completed. G. Bechtholdt stated that J. Leonardo is asking for an allowance to have a sign off of Lot 15 building permit application. H. Berkowitz said something should be at least done before the sign-off. J. Leonardo explained that part of it is funding and he needs to do Lot 15 and Lot 4 is closing on July 17, 2019. He needs to deliver Lot 15 by the end of November 2019. B. Massey wanted to know if they delay the signing of Lot 15 for a few weeks, why can't the curbing be done. It is because Lot 3 is under construction. By the end of the year, J. Leonardo will be able to tie it all in and can do the curbing this fall. He needs to remove a dead tree. Lot 3 just started construction. B. Massey doesn't want to wait until fall to see curbing. The Planning Board wanted to know if J. Leonardo can skip those areas for now and place what he can such as the south side for 400 feet and the north side to Lot 3. All the catch basins have been raised. Per J. Leonardo no one in the subdivision is complaining about the construction and the Planning Board can ask them. H. Berkowitz suggested that no other permits would be signed off after Lot 15 until the curbs are in; at least one side by the fall. J. Leonardo would agree to that unless a buyer comes in. The Planning Board would not agree to that. R. Forst stated that the Planning Board is not here to promote business, but will agree to this. J. Berkowitz agrees with the offer of no more permits signed off until the curbing on the north side is done. B. Massey agrees to that too. J. Leonardo sort of agrees in general principal. He is worried about turning down any sales.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to authorize the Planning Office to SIGN-OFF on the building permit application for Lot 15 within the Leonardo Estates subdivision. In doing so, the Planning Board restricted the issuance of future building permits (house construction) until such time as the Developer, at a minimum, installs vertical-granite curbing along the northerly side of Windstone Drive from the intersection of Highland Street through Lot 6 (from Station 0+00 to Station 13+25). The Planning Board shall consider authorizing the issuance of additional building permits on a case-by-case basis, upon the review of the subdivision improvements and overall status of its completion.

Presidential Farms – Subdivision Status/Update & Construction Schedule

A few months back, the Planning Board scheduled Presidential Farms for a review of Phase V and invited David Brossi to attend the meeting.

Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board vote 4-0 to table this review to July 23, 2019, since Mr. Brossi is not present.

Puddon St Solar I & II- Construction Change Request (SMART metering)

The pedestals are at the entrance so they will add screening around them for the neighbors for the Puddon St I and II Solar Facilities. Some equipment may be able to be moved further into the site. There will be some new poles on Puddon Street because the poles that are existing end before the solar project. Three (3) new poles will be added. The plans and letter narrative will be coming in the next few weeks but prior to July 23, 2019.

Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 4-0 to continue the discussion of Puddon Street Solar I and II to July 23, 2019 at 8:30PM.

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

Carter McCann, Syncarpha Solar, explained that at the Church Street Solar Facility when it was approved, there would be no poles interconnecting for the first 400 feet. However, twice the amount of equipment is needed under the National Grid requirements. Everything will be pushed back and there will be two (2) poles at the entrance area. One (1) will be on Church Street and one (1) will be +/- 40-50 feet in from the property line. From there, everything will be underground for +/- 400 feet with poles after that on the site. John Thompson, National Grid, is working with Syncarpha Solar to interconnect with a pipe down the side of the pole with a cable that must be fused. A load this large requires a circuit breaker. They will come in a short distance and put the circuit breaker with switches then the riser pipe on the pole then it will run underground to the top of the site. A switch gear +/- four (4) feet by six (6) feet will be installed. If they cannot put this on Church Street itself, then it will be put closer to the solar panels and two (2) circuits will be on Church Street. H. Berkowitz is concerned with the overhead wire coming off of Church Street. There was discussion on where the wire(s) will be put underground. National Grid does not install vaulted equipment anymore because it does not last and they will fill up with water so the equipment fails. J. Thompson explained that the wire(s) can go down into a switch and then they will put a circuit breaker (for +/-34,000 volts) but it will require at least two (2) cabinets before they can go underground. Everything would be out of site from the road except for the first pole which would need two (2) pedestals. If the pole is moved off Church Street then the wires will go over a neighbor's yard. They could do two (2) pedestals and no overhead wire but they are not sure if there is enough room for that. The stamped drawings will come at a later date. This is just a discussion tonight. B. Massey suggested continuing this line of thinking of putting everything underground or at ground level. They would consider this a minor change so the abutters would not need to be notified and the Planning Board would not need to open the meeting up to everyone again. There is a wetland resource area(s) at the entrance so there is some disturbance to the buffer zone. They will comeback with the actual dimensions to replace the pole with a pad. The developers of the Stone Hill Condominiums project will be invited to the next meeting too as it may affect them too since the access roads are side-by-side.

The access from the Providence Road side will have the wires come across Providence Road to a pole at the entrance then they will go underground after 350 feet. They are not sure at this point if it will be poles or pads. There are problems with shadows on the panels so they are not sure what they are going to do yet.

Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 4-0 to continue the discussion of Syncarpha Solar I and Syncarpha Solar II to July 23, 2019 at 8:30PM.

Planning Board -Associate Member (Vacancy)

Point of information.

Planning -Weekly Report(s)

The Planning Board reviewed any weekly reports and have no comments.

Planning Board Concerns

Rainer Forst had questions concerning solar site plan reviews and zoning rules. It was explained to him that it is not a subdivision and is a commercial site plan review. This was the first time he's even seen a subdivision checklist and had some confusion. He is frustrated and would like to see the Planning Board be more formal about the process and documents. He does not like the documents coming here and there. He goes home and has to try and figure out what goes to where. B. Massey explained that the Planning Board does follow the Rules and Regulations but the applicant may ask for a waiver to change something. R. Forst was disappointed that the Planning Board did not use the checklist very formally at the meeting. He would like to go through the checklist item by item. G. Bechtholdt explained that he does the initial review and prepares the checklist. He then gathers information from other departments and provides all this to the Planning Board. R. Forst can call the office anytime he has a question on something.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for the June 25, 2019 meeting; Draft Planning Board Agenda for July 09, 2019; Email dated June 20, 2019 to Town Planner from Presidential Farms, Inc. regarding Permit Releases in Presidential Farms; Letter dated February 20, 2019 to Town Clerk from Town Planner regarding Presidential Farms Phase V – Lot Release; Release of Lots (Form P) dated February 20, 2019 for Presidential Farms Phase V; Letter dated May 31, 2019 to Planning Board from Bowditch & Dewey, LLP regarding Presidential Farms, Inc. with pictures; Email dated June 19, 2019 to Town Planner from Syncarpha Solar concerning Solar projects – Interconnection Equipment with attached plans; 2019 Schedule of Planning Board Meetings.

Other

July 09, 2019 Planning Board Meeting – Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board canceled the Planning Board meeting of July 09, 2019 due to a potential lack of quorum.

Adjournment

Having no additional business, the Planning Board adjourned its meeting of June 25, 2019 at or about 8:48PM.

Respectfully submitted,

Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:

October 08, 2019

Cc: Town Clerk
/File