



# NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, April 9, 2019 RESCHEDULED to Tuesday, April 16, 2019

Recognizing the presence of a quorum, Chair Brian Massey called the meeting to order at 7:05 PM. Abdul Kafal, Rainer Forst, and Harry Berkowitz, and James Berkowitz were in attendance. Barbara A. Kinney, Planning Administrative Assistant, was also present. R. Gary Bechtholdt II, Town Planner was absent. One (1) Planning Board (PB) vacancy remains (Associate Member).

The following members of the public were in attendance: Bruce Frieswick; Chloe Mawn; Joe Strazzulla and Dr. Sean Sawyer.

## I. CITIZENS FORUM

None

## II. FORM A

None

## III. ZONING AMENDMENT

To allow Marijuana Cultivator as an accessory use w/in R2 zone provided subject property is twelve (12)-acres or more, etc.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to waive the reading of the Public Hearing Notice.* In accordance with MGL CH 40A SEC 5, the Northbridge Planning Board shall hold a public hearing Tuesday, April 09, 2019 (7:05PM) in the Selectmen's Room, Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA 01588 to AMEND the Northbridge Zoning Bylaw to amend Section(s) 173-12 [Table of Use Regulations] and 173-18.6 [Recreational Marijuana Establishments] to allow Marijuana Cultivator, as an accessory use within the Residential-Two (R2) Zoning District by Special Permit provided subject property consists of more than twelve (12) acres and associated structures are setback a minimum of 100-feet from property line. A copy of zoning amendment (petition article), to be considered at the 2019 Spring Annual Town Meeting is on file with the Town Clerk (7 Main Street -Town Hall) and Planning Office (14 Hill Street -Town Hall Annex) and may be reviewed during normal office hours. Purpose of this hearing is to provide opportunity for public comment; anyone wishing to be heard should attend said hearing at the time/place designated.

Notification requirements have been satisfied including publication of the legal ad in the Worcester Telegram and Gazette.

Chloe Mawn is looking to have a cultivation facility on 14 acres with a small fruit and vegetable farm. This bylaw amendment is submitted by petition. The Planning Board reviewed the Building Inspector's letter dated February 07, 2019. B. Massey won't support the change to the R2 zone. It is his opinion that there is not enough control and there is lots of land available over 12 acres in the R2 zone. He doesn't see an advantage to the Town to do this. He wished her luck with the Warrant Article. It is noted that the Warrant Article does not need Planning Board support. A. Kafal stated that they must meet the state requirements in residential zones for fencing and lighting for safety reasons. H. Berkowitz is not concerned as residents can grow marijuana for personal use in Residential zones. A resident wanted to know about the number of licenses that can be issued. For retail/cultivator licenses they are unlimited in the Business Two (B-2), Business Three (B-3) and Industrial Two (I-2) zones. This Public Hearing is to amend the Bylaw to

NORTHBRIDGE TOWN CLERK  
BARBARA A. KINNEY

19 DEC 12 AM 9:26

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strictly allow this use in Residential Two (R-2) zone for properties that are 12 acres or more. H. Berkowitz stated he would rather see cultivation than more houses.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to close the Public Hearing.*

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 3-2 (B. Massey and R. Forst against) to RECOMMEND petition article to amend ZONING, Table of Use Regulations by adding Footnote 7, to allow Recreational Marijuana Cultivator, as an accessory use by Special Permit within the Residential-Two (R-2) Zoning District provided subject property consists of more than twelve (12) acres and associated structures are setback a minimum of 100-feet from the property line.*

#### IV. ZONING AMENDMENT CONTINUED PUBLIC MEETING

Rezone from Residential Three(R-3) to Business Two (B-2) parcel(s) of land located on Providence Road (Assessor Map 23 Parcel(s) 6, 10, 12 & 14 -Providence Road)

*Upon motion duly made and seconded the Planning Board voted to waive the reading of the Public Hearing Notice. In accordance with MGL CH 40A SEC 5, the Northbridge Planning Board shall hold a public hearing Tuesday, March 26, 2019 (7:05PM) in the Selectmen's Room, Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA 01588 to AMEND the Northbridge Zoning Bylaw Chapter 173 by rezoning from Residential-Three (R-3) to Business-Two (B-2) parcels of land identified as 1682 Providence Rd (AP 23-14); 1700 Providence Rd (AP 23-12); 1702 Providence Rd (AP 23-10); & 1734 Providence Rd (AP 23-6). A copy of zoning amendment, to be considered at the 2019 Spring Annual Town Meeting is on file with the Town Clerk (7 Main Street –Town Hall) and Planning Office (14 Hill Street -Town Hall Annex) and may be reviewed during normal office hours. The purpose of this hearing is to provide opportunity for public comment; anyone wishing to be heard should attend said hearing at the time and place designated.*

Dr. Sean Sawyer explained that his property on Providence Road is for sale. Dr. Sawyer proposes the Planning Board go forward with the change. H. Berkowitz stated that it makes sense to correct the zoning. He doesn't see those properties becoming residences. The abutters were notified and it is noted that no abutters were present. These properties have been non-conforming for many years.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to close the Public Hearing.*

*Upon motion duly made by (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 to RECOMMEND zoning amendment article to change the zoning of parcels of land identified as 1724 Providence Road (AP 23/6), 1702 Providence Road (AP 23/10), 1700 Providence Road (AP 23/12) and 1682 Providence Road (AP 23/14) from Residential-Three (R-3) to Business-Two (B-2).*

#### V. MOON HILL ESTATES DEFINITIVE SUBDIVISION-CONT. PUBLIC HEARING

Chapter 222 Subdivision Rules & Regulations

Assessors Map 29 Parcel(s) 18, 19 & 20 – Moon Hill Road

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to CONTINUE the Public Hearing to April 23, 2019 to allow additional time for review and comment. Reference is made to letter dated March 27, 2019 from Andrews Survey & Engineering, Inc. requesting the continuance.*

98 OLD / NEW BUSINESS

99  
100 Approval of Meeting Minutes – February 19, 2019; March 12 & 26, 2019

101 Approval of meeting minutes for February 19, March 12 and 26, 2019 were tabled.

102  
103 2019 Spring Annual Town Meeting -Tuesday, May 07, 2019 (7:00PM)

104 Point of information -no discussion.

105  
106 Stone Hill Condominiums (Senior Living Development) -Vote to Engage Services of Graves Engineering, Inc.

107 *Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to engage the*  
108 *services of Graves Engineering, Inc. to perform the peer review for Stone Hill Condominiums.*

109  
110 W. Edward Balmer School (Site Plan Review) -Vote to Engage Services of Graves Engineering, Inc.

111 *Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to engage the*  
112 *services of Graves Engineering, Inc. for the peer review of the W. Edward Balmer School. Joe Strazzulla explained that a*  
113 *digital version of the stormwater report will be coming and wanted to know if a hardcopy is needed too. Six (6)*  
114 *neighborhood meetings have already been held.*

115  
116 Cappy's Auto 1164 Main Street (Project Sign) -Review /Approval

117 The Planning Board reviewed email dated April 05, 2019 from Northern Exposure Sign Company seeking approval of a  
118 sign for Cappy's Automotive. *Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board*  
119 *voted 5-0 to approve the sign as proposed.*

120  
121 Economic Development Committee – Status/Update

122 There was no update given at this time.

123  
124 Community Preservation Committee – Status/Update

125 There was no update given at this time.

126  
127 Local Historic District Study Committee – Status/Update

128 There was no update given at this time.

129  
130 Open Space & Recreation Plan Committee – Status/Update

131 There was no update given at this time.

132  
133 Subdivision – Status/Updates

134 J & F Marinella Development is moving ahead with sidewalks, curbing, etc. at the Camelot.

135  
136 Planning Board Packets – iPads/hardcopies

137 The Planning Board discussed using iPads versus hardcopy packets. The consensus is they prefer the hardcopies.

138  
139 Planning Board – Associate Member (Vacancy)

140 Point of information -no discussion.

141  
142 Planning – Weekly Report(s)

143 The Planning Board reviewed the weekly report of March 25-29, 2019.

144  
145 Planning Board Concerns

146 The Planning Board had no concerns to address at this meeting.

Mail- Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for the April 09, 2019 meeting; Draft Agendas for April 23, 2019, May 14, 2019, May 28, 2109, and June 11, 2019 meetings; Public Hearing Notice to Amend Zoning Bylaw Section(s) 173-12 (Table of Use Regulations) and 173-18.6 (Recreational Marijuana Establishments) to allow Marijuana Cultivator, as an accessory use within the Residential-Two (R-2) Zoning District by Special Permit provided subject property consists of more than 12 acres and associated structures are setback a minimum of 100 feet from the property line; Petition Article to Add Footnote 7 to the Table of Use Regulations as follows: 7 Marijuana Cultivator, as an accessory use may be permitted by Special Permit of the Planning Board in the Residential-Two (R-2) Zoning District in accordance with Section 173-18.6 (Recreational Marijuana Establishments) of the Northbridge Zoning Bylaw provided the subject property consists of more than 12 acres and associated structures are setback a minimum of 100 feet from the property line; Letter dated February 7, 2019 to Planning Board from Inspector of Buildings regarding Marijuana Cultivator (R-2); Town of Northbridge Zoning Bylaw Chapter 173 Table of Use Regulations; Map of Northbridge showing the Parcels over 12 acres in the R-2 district; Zoning Bylaw Amendment Checklist for Marijuana Cultivator; Public Hearing Notice to Amend the Zoning Bylaw Chapter 173 by rezoning from Residential Three (R-3) to Business Two (B-2) parcels of land identified as 1682 Providence Road, 1700 Providence Road, 1702 Providence Road and 1734 Providence Road; Maps showing the parcels of land along Providence Road; Letter dated February 07, 2019 to Planning Board from Inspector of Buildings concerning Zoning Amendment (R-3 to B-2); Zoning Amendment Checklist for Providence Road R-3 to B-2; Letter dated March 27, 2019 to Planning Board from Andrews Survey & Engineering regarding Moon Hill Estates Definitive Subdivision; Community Planning & Development Weekly Report dated March 25-29, 2019; Memo dated March 28, 2019 to Inspector of Buildings from Town Planner regarding Hemlock Estates (Lot 26, Fir Hill Lane); Letter to Town Clerk from Eskar, LLC concerning a Community Outreach Meeting for a proposed Marijuana Establishment at 200 Commerce Drive; 2019 Planning Board Meeting Schedule.

Other

Bruce Frieswick, Disability Commission, explained that the Disability Commission is evolving so he is attending Town Board meetings. He is here to see the presentation on the school and to introduce himself. The Planning Board can contact the Disability Commission for anything disability related. The Planning Board welcomed Mr. Frieswick, noting they welcome any feedback from the Disability Commission.

Adjournment

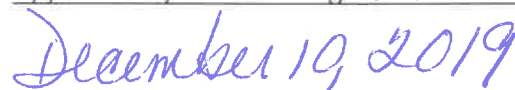
Upon motion duly made by (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board having no additional business voted 5-0 to adjourn its meeting of April 16, 2019 at or about 8:01PM.

Respectfully submitted,

Approved by the Planning Board:



Barbara A. Kinney  
Planning Administrative Assistant



Cc: Town Clerk  
/File