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NORTHBRIDGE PLANNING BOARD**MINUTES****Tuesday, June 09, 2020**

NORTHBRIDGE TOWN CLERK
LINDA S. ZYWIEN

ZOOM Meeting
[HTTPS://US04WEB.ZOOM.US/J/72996057849](https://us04web.zoom.us/j/72996057849)
PWD=CWHBOUMWSMLLBWTMUXFTZGD6SWXZD09
MEETING ID: 729 9605 7849
PASSWORD: 9KBEKO

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A Section 18 and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings of the Northbridge Planning Board shall be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided in the Order.

Recognizing the presence of a quorum by roll call vote, Chair Brian Massey (Yes) called the meeting (virtual meeting) to order at 7:13PM due to technical difficulties of people trying to connect to Zoom. Harry Berkowitz -Yes; Abdul Kafal -Yes; James Berkowitz -Yes; and Rainer Forst -Yes were in attendance. R. Gary Bechtholdt II, Town Planner and Barbara A. Kinney, Planning Administrative Assistant were also present. No one was absent. One (1) Planning Board vacancy remains (Associate Member).

The following members of the public were in attendance: Eric Bazzett, Allen Engineering & Associates, Inc.

Planning Board recognized the passing of Barbara Gaudette (May 24, 2020), who served on the Planning Board for many years, noting of her many accomplishments/contributions to the town Barbara prepared the town's 2002 Open Space & Recreation Plan and helped establish the Mumford Riverwalk; Barbara Gaudette was a great advocate for the town and was always willing to donate her time and expertise on multiple initiatives.

I. (FORM A) HUDSON STREET -REVIEW/DECISION

ANR -81P Plan Assessor Map 21 Parcel 96-99

The Planning Board reviewed the checklist from the Planning Office, noting ANR plan has been revised. Eric Bazzett of Allen Engineering & Associates, Inc. presented the ANR plan application; creating Lots 1, 2 and 3 where Parcels A & B are to be combined to create Lot 2, as shown and described on the plan.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to approve the ANR plan as presented.

II. RETAIL MARIJUANA DISPENSARY -CONT. PUBLIC HEARING

(TRUE NATURES WELLNESS) 1096-1110 MAIN STREET

Site Plan Review -Section 173.49.1

Special Permit -Section 173-18.6 Retail Marijuana Establishment

Special Permit -Article XIII, Aquifer Protection District (Zone II)

Special Permit -Article XVI, Route 146 Overlay District

E. Bazzett, Allen Engineering & Associates, Inc., on behalf of the Applicant (True Natures Wellness) provided the Planning Board with an update, explaining the number of parking spaces has increased to 45 spaces as required by the Planning Board. Mr. Bazzett reviewed with the Planning Board status of Conservation review and other update/revisions made to the site plan. Graves Engineering, Inc. (Planning Board Engineering Consultant) has reviewed the plan and has no further comments/concerns with the revised plans.

Draft(s) of the site plan approval and three (3) special permits were reviewed by the Planning Board and Applicant/Engineer. J. Berkowitz asked about the tie-in for water and sewer. Sewer will be tied into the Sutton sewer line and the water line cannot be tied into per Whitinsville Water Company. Whitinsville Water Company indicated that it is not preferred to connect to public water within this section of the line, due to the existing inferior material of the main line and prefers they have an on-site private well.

Having no additional comments from the Planning Board, Chairman B. Massey sought comment/input from the public (it is noted that no one from the public was participating in the ZOOM meeting nor waiting to be admitted into the meeting).

Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz) the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to close the Public Hearing.

Upon motion(s) duly made (H. Berkowitz) and seconded (J. Berkowitz) the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to grant approval of the following: Special Permit -Recreational Marijuana Retail Dispensary; Special Permit -Aquifer Protection District (Zone II); Special Permit -Route 146 Overlay District; and Site Plan Review Approval for a ±6,000 square-foot marijuana dispensary (building) and showing 45-parking spaces with other associated site improvements shown on plan entitled "True Natures Wellness" prepared by Allen Engineering & Associates, Inc.

OLD / NEW BUSINESS

Approval of Meeting Minutes -April 28, 2020

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to accept the minutes of April 28, 2020.

2020 Spring Annual Town Meeting -Tuesday, June 23, 2020

Point of information -Planning will forward information once received.

Planning Board Meeting Date(s) -Tuesday July 14, 2020 (& July 28, 2020)

Upon motion duly made (A. Kafal) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to cancel the Planning Board meeting of July 28, 2020.

Osterman Commerce Park: Graves Engineering, Inc. – Vote to Engage Services (Engineering)

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to engage the services of Graves Engineering for the engineering peer review.

Osterman Commerce Park: McMahon Associates – Vote to Engage Services (Traffic)

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to engage the services of McMahon Associates for the traffic peer review.

Use of Electronic Signatures & Virtual Notarization - Vote to Authorize

The Planning Board reviewed documents from KP Law regarding the use of electronic signatures. *Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to authorize the use of electronic signatures on Planning Board documents.*

The Northbridge Planning Board hereby recognizes and accepts the provisions of M.G.L. c.110G regarding electronic signatures and that its members will henceforth execute documents either with electronic signatures or with wet ink signatures and that both will carry the same legal weight and effect.

Earth Removal Board – Planning Board Designee

Upon motion duly made (J. Berkowitz) and seconded (R. Forst), the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; H. Berkowitz -Yes; J. Berkowitz -Yes; A. Kafal -Yes; and B. Massey -Yes to have H. Berkowitz be reappointed as the Planning Board representative on the Earth Removal Board.

Subdivision / Site Development –Status / Update

Mr. Bechtholdt noted that Graves Engineering, Inc. (PB Consultant) has been visiting sites, meeting with Developers and coordinating with the Department of Public Works.

Planning Weekly Report(s)

The Planning Board reviewed the weekly reports and had no comments or concerns.

Planning Board Concerns

None, noted at this time.

Mail

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for June 09, 2020; Form A Application signed 05/07/2020 for Hudson Street; Plan of Land in Northbridge showing division of land for Hudson Street; Checklist for ANR plan dated 5/12/2020 for Hudson Street; Draft Special Permit Recreational Marijuana Establishment for 1096 & 1110 Main Street -True Nature's Wellness; Draft Special Permit Route 146 Overlay District for 1096 & 1110 Main Street -True Nature's Wellness; Draft Special Permit Aquifer Protection District (Zone II) for 1096 & 1110 Main Street -True Nature's Wellness; Draft Certificate of Approval for a Site Plan for 1096 & 1110 Main Street -True Nature's Wellness; Draft Minutes for April 28, 2020; Planning Board Report & Recommendation for Article 23 Zoning Amendment (Planned Unit Development); Document dated April 28, 2020 from KP Law

regarding the Use of Electronic Signatures and “Virtual” Notarization; 2020 Planning Board Schedule of Meeting Dates.

Other

Municipal Vulnerability Preparedness -Mr. Bechtholdt updated the Planning Board on the town’ efforts to secure an MVP Action Grant, as part of the State’s Municipal Vulnerability Preparedness Program, detailing the scope of work proposed. The Carpenter Road causeway and comprehensive town-wide road/stream crossing assessments remain a top priority for Northbridge. Identifying options for the causeway and culvert crossings is critical for improving our resilience to future climate conditions and reducing flood risks. *Upon motion duly made (H. Berkowitz) and seconded (R. Forst) the Planning Board voted 5-0 (by roll call vote) to offer its support of the town’s application to fund a feasibility and alternatives analysis for the Carpenter Road causeway and a comprehensive town-wide road/stream crossing assessment to be submitted by the Department of Public Works.*

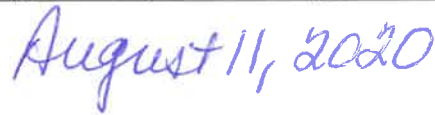
ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of June 09, 2020 at or about 7:50 PM.

Respectfully submitted,


Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk
/File

FROM	DATE	SUBJECT
Conservation Commission	04/29/2020	ANRAD (Mike's Way) Off Providence Road
Worcester Registry of Deeds	04/23/2020	Electronic Signatures Acceptance Guidance
Graves Engineering	03/12/2020	Stone Hill Condominiums Site Visit Report
Conservation Commission	05/28/2020	RDA Main St & Douglas Rd Gas Main Installation

Douglas

- Public Hearing Notice – Application of 93 Davis Realty Trust for a Site Plan Review to construct a 30 ft by 112 ft 1 ½ story Retail Cannabis Establishment with associated site work, drainage and septic system at 93 Davis Street.
- Public Hearing Notice – Application of ASD Wallum Lake MA Solar LLC (applicant) and Douglas Properties, LLC (owner) for a Modification of a Definitive Subdivision Plan "Lakewood Estates" by removing 18 proposed lots and reverting back to 1 single lot.

Douglas ZBA

- Public Hearing Notice - Application of Rebecca Laramée for a Special Permit to expand the roof structure over an existing patio at 17 Hough Road.
- Public Hearing Notice – Application of McIntyre Materials, Inc. for a Special Permit for a wholesale of construction and landscape materials facility and a Variance for relief of lot setback(s) at 470 Northeast Main Street.

Grafton

- Public Hearing Notice – Application of Julia T. Rando for a Special Permit and Site Plan Approval for the conversion of a single-family dwelling and veterinarian business into a two-family dwelling on property located at 5 Waterville Street.
- Public Hearing Notice – Application of One Six Three, LLC for a Special Permit and Site Plan Approval for a detached two family dwelling on property located at 80 Snow Road, Lot 2.
- Public Hearing Notice – Application of Providence Street Village, Inc. for a Special Permit and Site Plan Approval for eight dwelling units on less than one acre of land at 274 Providence Road.
- Public Hearing Notice – Proposed amendment to Zoning Bylaw by amending Section 12 entitled Village Mixed Use District to allow for the creation of a new VMU zoning district, designated Village Mixed Use – Gateway (VMU-GW) and revise and reformat the existing language.

Sutton

- Public Hearing Notice – Application of Eric Kosciusko, Manny's Appliance (applicant) and Spokis Realty, LLC (owner) for a Special Permit and Site Plan Review to utilize 4,800 square feet of the existing building at 121 Worcester Providence Turnpike as an appliance store.
- Decision – Approved with conditions and waivers the Special Permit / Site Plan for Eric Kosciusko (applicant) and Spokis Realty, LLC (owner) at 121 Worcester Providence Road to utilize 4,800 sf of the structure for a retail appliance store.
- Decision – Approved with conditions and waivers the Special Permit for Bilal Jaber / Tamam Jaber at 82 Eight Lots Road / 41 West Millbury Road for a retreat lot and extension / reconfiguration of a common driveway to serve an additional lot.
- Public Hearing Notice – Application of Greg Podstawka under the Scenic Roadway Law and Public Shade Tree Law to remove 4 unhealthy and 1 healthy tree within the town's right-of-way on either side of a proposed driveway on land at 196 Mendon Road.
- Public Hearing Notice – Application of Travis Perry (applicant) and C.A. Dilorio Living Trust (owner) to create a 16.6 acre retreat lot with 50 ft of frontage at 453 Boston Road.

Upton ZBA

- Public Hearing Notice – Application of Kirk Muccini for a Variance for side setback to build a detached garage 22 feet from the lot line at 25 Forest Street.

- Decision – Granted a Variance to Kirk Muccini for the construction of a detached garage to be 22 feet from side property line at 25 Forest Street.

Uxbridge ZBA

- Public Hearing Notice – Application of George Vrahliotis for a Special Permit to operate a drop off dry cleaning establishment at 125 North Main Street; Application of Veronica Zaitoun for a Special Permit to keep five chickens outside in a coop at 455 Douglas Street; and Application of Ronald Parsons, Trustee of 56 Industrial Drive Realty Trust for a Variance on four dimensional zoning requirements at 56 Industrial Drive to split the existing lot so that each existing building occupies its own lot for a future conveyance.
- Public Hearing Notice – Application of Ronald Parsons, Trustee of 56 Industrial Drive Realty Trust, to amend the decision for a Variance to once again tailor the lot to the unique needs of future tenants y splitting the lot so that each existing building will occupy its own lot at 56 Industrial Drive.