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NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, July 14, 2020



NORTHBRIDGE TOWN CLERK
LINDA S. ZYWIEN

JOIN ZOOM MEETING
<https://zoom.us/j/98223345234?pwd=ZUlyaCtvbnBIZVhIUytCZTh6dTF1Zz09>

Meeting ID: 982 2334 5234

Password: 311404

Phone: 1-929-205-6099 US

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 may 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 7:04PM. 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: Kevin Cotter; Carmine Richard; Joe Leonardo; Jason Rondeau; John Grenier, JM Grenier Associates; John Vallee; Rob Knapik, Knapik Law; Bruce Williams, Allen Engineering; Mike Hunnewell; Mickey Minichiello; and Vincent Osterman.

I. CITIZENS FORUM

B. Massey explained that Citizen's Forum is intended to provide the public with an opportunity to present concerns to the Planning Board. Citizen's Forum is not meant to be a back-and-forth discussion. If the Planning Board feels a follow-up discussion is warranted, arrangement may be made with the Owner/Applicant (Developer) to discuss concerns at the next available meeting with the hopes of concluding a resolution.

II. RETAIL MARIJUANA DISPENSARY -PUBLIC HEARING OSTERMAN COMMERCE PARK (ESKAR NORTHBRIDGE LLC) Special Permit -Section 173-18.6 Retail Marijuana Site Plan Review -Section 173.49.1 -Site Plan Review

The notification requirements have been satisfied including publishing of the legal ad in the Worcester Telegram and Gazette.

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

In accordance with provisions of Massachusetts General Law and Northbridge Zoning Bylaw Section(s) 173-18.6 [Recreational Marijuana Establishments] & 173-49.1 [Site plan review by Planning Board] the Northbridge Planning Board shall hold a public hearing Tuesday, July 14, 2020 (7:05 PM). As provided for under the Governor's Order Suspending Certain Provisions of the Open Meeting Law, GL c. 30A Sec 18, the Planning Board shall meet via virtual means (ZOOM Meeting) to consider the Special Permit/Site Plan application(s) of Eskar Northbridge, LLC for a Retail Marijuana Dispensary to be sited within Osterman Commerce Park, an approved Planned Business Development. The subject property, Assessor Map 28 Parcel(s) 73 consisting of 65.7 acres is located within the Industrial One (I1) Zoning District. A copy of the site plan entitled "Site Plan for Retail Building in Northbridge, MA" prepared by Allen Engineering & Associates, Inc. (dated May 29, 2020), Site Plan/Special Permit application(s), stormwater report, traffic study, and other supportive documents are on file with the Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) and may be viewed during posted office hours or via online at northbridgemass.org/planning-board. The purpose of this hearing notice is to provide opportunity for public comment. Anyone wishing to be heard may submit comments directly to Community Planning & Development at planning@northbridgemass.org or participate during said hearing (Meeting ID/Passcode to be include on posted Agenda).

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

Rob Knapik, on behalf of the Owner/Applicant, explained project is for Special Permit and Site Plan Review for a retail marijuana facility within Osterman Commerce Park. The project has been in the design phase for some time and the Zoning Board of Appeals has issued a Variance from the distance from the daycare and the park as the property line itself is less than the 500 foot setback, but the proposed building is more than 500 feet from the daycare and park. The Variance was issued when the proposed facility was going to be housed in an existing building and now it will be in a new building that is even farther away from the daycare and park.

Bruce Williams, Allen Engineering & Associates, Inc., explained the building is +/- ½ mile into Commerce Park from Church Street Extension. The building will cover 0.8 acres and the site is +/-66 acres total. It will be a metal one-story building with stone façade and 23 paved parking spaces with 5 spaces on the south side of the building for employees and the front and north side parking will be for the customers. It will have town water and sewer. The stormwater basin to the north is already existing and the stormwater basin to the west will be constructed to handle the runoff from the proposed work. There will be a free-standing ground mounted sign. The site lighting is shown on sheet 5 of the plans. There will be streetlights and wall-packs to illuminate the building and walkways. The Conservation Commission is waiting for the report from Graves Engineering before closing their Public Hearing. Per G. Bechtholdt, the technical review is scheduled for Thursday, July 16, 2020, and the Planning Office has not received many comments yet from the various departments. He should have more comments for the next meeting. McMahon Associates is reviewing the traffic impacts and Graves Engineering is reviewing the engineering aspects should have by next meeting. The Safety Committee has not met yet.

H. Berkowitz wanted to know if the building would be visible from Church Street (no), but there is a main sign at Church Street with the names of all the businesses and another sign in front of the building. The

details for the signs are on page 28 of the plans. J. Berkowitz requested more information on the stormwater basins. The existing basin handles the stormwater for Commerce Drive and the new basin will handle the stormwater for the new building. R. Forst wanted confirmation that this will be the second retail marijuana facility in Northbridge, and it is.

B. Massey wanted to know if there is a contingent plan for parking as additional parking has been required for a similar project. B. Williams explained the formula used is within Zoning which calculates out to 21.6 parking spaces and they are providing 23. The question remains of where the overflow parking spaces would be and how many people can the building accommodate. R. Knapik stated that they will explore more parking by possibly modifying the existing drainage. The problems associated with when the first retail marijuana facilities opened have abated since there are more facilities to handle the demand.

Mike Hunnewell explained the operations of the building including that the service area will be subdivided into retail and holding spaces. The operation in Arlington is 2,000 square feet with 83 people but they don't expect all of the people at the same time. There are 20 retail operations open now and by the time this building open, he expects that there will be 30 – 40 open. The foot traffic should be 100-200 people spread throughout the day. G. Bechtholdt will work with R. Knapik and the engineers to resolve the overflow issue and will report back to the Planning Board. Commerce Way is a private road, so it is more or less a driveway.

Mickey Minichiello of 50 Plummer Park wanted confirmation that there would be one entrance from Church Street Extension and wanted to know about security. There will be one entrance from Church Street Extension and safety will be vetted by the state with local Police and the Town enforcement. This will be reviewed at an upcoming meeting. The next meeting will be to address any outstanding issues from the report from Graves Engineering, the traffic report from McMahon Associates, the Safety Committee and the Technical Review meeting.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; A. Kafal – Yes; R. Forst – Yes; B. Massey – Yes to continue the Public Hearing to August 11, 2020 at 8:05PM.

III. MIKE'S WAY, DEFINITIVE SUBDIVISION -PUBLIC HEARING

Chapter 222 -Subdivision Rules & Regulations

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

The notification requirements have been satisfied including publishing of the legal ad in the Worcester Telegram and Gazette.

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

In accordance with the provisions of Massachusetts General Laws and Chapter 222 -Northbridge Subdivision Rules & Regulations, the Planning Board shall hold a public hearing Tuesday, July 14, 2020 (7:35 PM). As provided for under the Governor's Order Suspending Certain Provisions of the Open Meeting Law, GL c. 30A Sec 18, the Planning Board shall meet via virtual means (ZOOM) to consider application of Ron Henault

(Grafton, MA) for approval of definitive subdivision for nine (9) proposed two-family house lots to be located off Providence Road (westerly-side). The subject property, Assessors Map 19 Parcel(s) 96 & 193 consisting of 32.33 acres is located within the Residential-Two (R2) Zoning District of Northbridge, where two-family dwellings may be permitted by special permit (Zoning Board). A copy of the definitive subdivision plan entitled “Mike’s Way” prepared by J.M. Grenier Associates, Inc. (dated April 21, 2020), stormwater report and other supportive documents are on file with the Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) may be viewed during posted office hours or via online at northbridgema.org/planning-board. The purpose of this hearing notice is to provide opportunity for public comment. Anyone wishing to be heard may submit comments directly to Community Planning & Development at planning@northbridgema.org or participate during said hearing (Meeting ID/Passcode to be included on posted Agenda).

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

John Grenier, JM Grenier Associates, explained that they were before the Planning Board informally in the past to discuss using the 40 foot strip for access to the site, but they are now using the frontage from the other lot because it is wider per the recommendation of the Planning Board (and as required in accordance with the Subdivision Rules & Regulations). The property slopes to the south towards the Blackstone River. The Conservation Commission has issued an Order of Resource Area Delineation. The roadway will be +/-1,023 feet to the cul-de-sac. There will be nine (9) lots with a duplex on each lot for a total of 18 units. They will be before the Zoning Board of Appeals for a Special Permit for the duplexes. J. Grenier was onsite with Graves Engineering to review the soils for drainage. It is sandy gravel. Each site will have a septic system. The drainage will be to catch basins with manholes to capture all the runoff. Between Lots 4 & 5 will be a stormwater basin to treat the water from the catch basins. The lots will have town water and electric and gas utilities. Comments have been received from various departments including the Office of the Building Inspector dated June 04, 2020; Board of Health dated July 6, 2020; Fire Department dated June 17, 2020; Whitinsville Water Company dated June 15, 2020; DPW Sewer Superintendent dated June 22, 2020; DPW Director dated June 22, 2020; and Conservation Commission dated July 06, 2020. In addition, comments have been received from Graves Engineering in a letter dated May 22, 2020. 150 feet is the lot width but not at the street line. A couple of lot lines will be shifted to accommodate Lots 4, 5 and 6.

They will be asking for waivers to eliminate the island in the cul-de-sac per the request of the Fire Department, the length of the roadway because the entrance will be moved farther away from the end of the cul-de-sac to accommodate the required entrance width at Providence Road, the curbing to be rounded at Providence Road and the catch basins with sloped granite at the cul-de-sac and the straight away with cape cod berm instead of vertical granite. Also, instead of the required streetlights they would like to use post lights on each lot such as was done on another project that is under construction. The Planning Board will take this under consideration for this project.

G. Bechtholdt reminded J. Grenier to review with the Safety Committee waiver to eliminate streetlights. The centerline has been staked out. J. Grenier described that the center line is staked at 100-foot intervals and the other interval flags are for the surveyors’ own purposes. The common property line stakes have been installed by Ballard & Torres. The length of the cul-de-sac has already been approved, per J. Grenier. G.

Bechtholdt asked about the waiver for the berms to be concrete and J. Grenier explained that the request is for the berms to be a Cape Cod berm one (1) foot wide with a three (3) foot grass strip and then bituminous sidewalks. All Graves Engineering comments have been addressed. However, G. Bechtholdt needs clarification on a couple of points. Roadway and basin are outside the buffer so there is no Notice of Intent needed for the roadway. Only Notices of Intent will be needed for the individual lots that fall in the buffer zones of resource areas.

B. Massey agrees with H. Berkowitz and the regulations will be updated to remove the island in the cul-de-sac. H. Berkowitz agrees that each unit should have a separate septic system. A site walk may be needed. J. Berkowitz has no opinion on the sidewalk material and asked for clarification regarding the looping of the water line as the cul-de-sac will be longer than 500 feet. He feels the lighting is fine and would be agreeable to a site walk. A. Kafal asked for clarification regarding parking for the duplexes and visitors. It was explained that it is not something that the Planning Board needs to consider. It will be decided / approved under the Building Permit and Zoning. R. Forst asked for clarification regarding the duplexes and it was explained that single-family homes are allowed by-right here and duplexes will need a Special Permit from the Zoning Board of Appeals. Once the lots are created, the applicant will go before the Zoning Board of Appeals for the Special Permit(s). B. Massey stated that the property is in the Residential Two (R-2) zone. No off-street parking is being shown and this could be accommodated on the south side of the roadway. G. Bechtholdt will work with the applicant to provide four (4) spaces horizontally at the entrance for a school bus stop.

Jason Rondeau, 2867 Providence Road, has concerns with the proposed development behind his house because the front road is very busy. He also wanted to know if the train noise has been taken into account. Also, his backyard is not currently wet and he wanted clarification that he would not have a whole wet area in back during and after construction. J. Grenier commented that Lots 6, 7 & 8 are behind this property and J. Rondeau's elevation is +/-325feet and the roadway will be at +/-300 feet so the neighborhood will be +/-25 feet lower than his property line. Any runoff would flow to the south and west away from his property. There will be clearing for the roadway and they will be leaving a tree buffer but the train noise may increase.

John Vallee, 2897 Providence Road, abuts Lot 6 and wanted to know if this project will be phased. J. Grenier stated that it will be done in one (1) phase. J. Vallee also wanted more information regarding the kind of duplexes and they will be connected duplexes with a common wall and sold individually. There will be common areas but no Homeowners Association. There will be a condominium type agreement for each lot and the land it itself will be commonly owned. There will be an easement on each side for exclusive use and will be part of the agreement. It was noted that this part of the discussion is outside the Planning Board purview so they will need to move on.

A site visit was scheduled for July 18, 2020 at 8:00AM. Abutters will be able to attend per the applicant / owner and parking will be on Mahoney Lane or drive into the entrance as there is no parking on Route 122.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; A. Kafal – Yes; R. Forst – Yes; B. Massey – Yes to continue the Public Hearing to August 11, 2020 at 7:35PM.

OLD / NEW BUSINESSApproval of Meeting Minutes –June 09, 2020

Tabled to next agenda.

Town Elections -Planning Board (Results/Swearing-in)

Confirmed that B. Massey and R. Forst were re-elected and that they have been sworn in.

August - December 2020 -Planning Board Meeting Schedule

The Planning Board discussed the frequency of meeting through the end of the year. They will have two (2) meetings in August because the Planning Board is very busy right now and they will play the rest of the meetings by ear. *The Planning Board confirmed that they will be holding the meeting scheduled for September 08, 2020.*

Carpenter Estates -Bond Reduction [CH 222-9 J, L-N]

Mujeeb Construction has requested a bond reduction in an email dated June 25, 2020, noting with the exception of street trees, as-built plan and concrete/granite bounds have been completed and has provided a construction schedule for those items. They will be looking for street acceptance at the Fall Annual Town Meeting.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; A. Kafal – Yes; R. Forst – Yes; B. Massey – Yes to authorize the bond reduction subject to Graves Engineering review (& consent of same by DPW).

Leonardo Estates -Construction Change/Modification (Sidewalk)

In a letter dated June 25, 2020, Joe Leonardo requested a waiver to eliminate the sidewalk. He started to do the work and ran into problems at several driveways. One (1) to five (5) cuts will be required to install the sidewalk and would be a significant change including two (2) lots that will have lots of trouble gaining access to. J. Leonardo recognizes that it is his fault, but it is not easily fixed or aesthetically pleasing. He could also do four (4) crossings back and forth down the road so no cuts would need to be made at those driveways. Neighbors have expressed their desire to have no sidewalks at all. G. Bechtholdt presented a potential solution of on the side of each driveway for lots 1 – 5, suggesting putting the sidewalk at the curb of the roadway (eliminate grass strip in certain locations). The sidewalk would meander down the street and the grass strip would be eliminated where the sidewalk is closest to the road. This would be the Planning Board's preference, if it works. J. Leonardo stated three (3) of the (5) driveways would be fine but the other two (2) would be pretty tedious. The Planning Board would need to consider if this is a construction change or a modification of the site plan regarding the sidewalk. The majority of the Planning Board did not support eliminating the sidewalk; R. Forst indicated that he would be okay with no sidewalk.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; A. Kafal – Yes; R. Forst – Yes; B. Massey – Yes to consider the change to the sidewalk a modification of the site plan.

J. Leonardo will need to submit a modification letter and then the Planning Board will schedule it on the agenda. G. Bechtholdt will meet with J. Leonardo to discuss options. Kevin Cotter was present at the meeting to just listen and will wait for the next meeting to see the alternatives.

272
273 Community Preservation Plan -CPC Public Meeting (Rescheduled/TBD)

274 A joint meeting with the Planning Board and Community Preservation Commission will need to be
275 (re)scheduled for September 08, 2020. This will need to be coordinated.

276
277 Planning Board -Associate Member (Vacancy)

278 Point of information -no discussion.

279
280 Subdivision Status -Update(s)

281 *Moon Hill Estates* – slow but sure progress is being made.

282
283 *Presidential Farms* – there was an abutter issue (see email dated June 25, 2020) but now the abutter
284 understands what he can and cannot do. This is a private matter between the abutter and D. Brossi. D.
285 Brossi will continue to build out the project per the approved plan.

286
287 Planning Board Concerns

288 The Planning Board members had no concerns.

289
290 Mail

291 In addition to the mail listed (see attached) the Planning Board noted receipt of the following
292 communications: Planning Board Agenda for July 14, 2020; Draft Agendas for August and September, 2020;
293 Document explaining Citizen's Forum; Notice of Public Hearing for Eskar Northbridge, LLC for a Retail
294 Marijuana Dispensary to be sited within the Osterman Commerce Park; Special Permit application dated May
295 07, 2020 for Eskar Northbridge, LLC; Site Plan Review Application dated May 07, 2020 for Eskar Northbridge,
296 LLC; Letter dated June 02, 2020 to Planning Board from Law Office of W. Robert Knapik, PC regarding Eskar
297 Northbridge, LLC and Commerce Drive; Site Plans of Phase 3 Building 4 Osterman Commerce Park dated May
298 29, 2020; Review Report Form dated June 22, 2020 to Various Departments from Planning Administrative
299 Assistant regarding Osterman Commerce Park Building 4; Memo dated June 26, 2020 to Planning Board from
300 DPW Sewer Superintendent regarding Osterman Commerce Park; Letter dated June 22, 2020 to Town Clerk
301 from Planning Administrative Assistant regarding Eskar Northbridge, LLC – Retail Marijuana Facility – Special
302 Permit / Site Plan Review Engineering Consulting Services; Letter dated June 22, 2020 to Town Clerk from
303 Planning Administrative Assistant regarding Eskar Northbridge, LLC Retail Marijuana Facility – Special Permit
304 / Site Plan Review Traffic Consulting Services; Notice of Public Hearing for Mike's Way; Application for
305 Approval of Definitive Plan dated April 21, 2020 for Mike's Way; Letter dated April 21, 2020 to Planning
306 Board from J. M. Grenier Associates, Inc. concerning Mike's Way Definitive Subdivision; Mike's Way
307 Definitive Subdivision Plan dated April 21, 2020; Review Report Form dated 03/02/2020 for Mike's Way (Off
308 Providence Road) Definitive Subdivision; Checklist for Submission of a Definitive Plan dated July 06, 2020 for
309 Mike's Way; Letter dated May 22, 2020 to Planning Board from Graves Engineering regarding Mike's Way
310 Definitive Plan and Stormwater Review; Letter dated June 4, 2020 to Town Planner from Inspector of
311 Buildings regarding Mike's Way Definitive Subdivision; Memo dated July 06, 2020 to Town Planner from
312 Board of Health regarding Mike's Way Definitive Subdivision with attachment dated June 21, 2020 from
313 Steven Donatelli; Letter dated June 17, 2020 to Planning Board from Fire Department regarding Mike's Way
314 Plan Review; Letter dated June 15, 2020 to Planning Board from Whitinsville Water Company regarding
315 Mike's Way Definitive Subdivision Plan; Email dated June 22, 2020 to Town Planner from DPW Sewer
316 Superintendent concerning Mike's Way Definitive Subdivision; Email dated June 22, 2020 to Town Planner

from DPW Director concerning Mike's Way Definitive Subdivision plan; Email dated July 06, 2020 to Town Planner from Conservation Commission Administrative Assistant regarding Mike's Way; Email dated July 07, 2020 to MaryEllen Richards from Town Planner regarding Mike's Way; Email dated June 29, 2020 to Tony Peloquin from Town Planner regarding Mike's Way; Email dated June 25, 2020 Town Planner from Mujeeb Ahmed concerning Carpenter Estates construction schedule; Street Acceptance Checklist; Letter dated June 25, 2020 to Planning Board from Terreno Realty, LLC regarding Leonardo Estates; Memo dated June 26, 2020 to Planning Board from DPW Sewer Superintendent; Site Visit Report dated June 19, 2020 from Graves Engineering for Moon Hill Estates; Memo dated June 26, 2020 to Planning Board from DPW Sewer Superintendent concerning The Camelot subdivision; Memo dated June 26, 2020 to Planning Board from DPW Sewer Superintendent concerning Hemlock Estates subdivision; Email dated June 25, 2020 to Planning Board from Town Planner regarding Presidential Farms; Memo dated June 26, 2020 to Planning Board from DPW Sewer Superintendent regarding Presidential Farms; Certificate of Vote Authorizing Signatures Pursuant to MGL c.110G; Letter dated June 16, 2020 to Town Accountant from Planning Board Chair concerning Master Plan Update Encumbered Funds; Community Planning & Development Weekly Report June 29 - July 03, 2020; Community Planning & Development Weekly Report June 22 - 26, 2020; Community Planning & Development Weekly Report June 15 - 19, 2020; Community Planning & Development Weekly Report June 08 - 12, 2020; 2020 Planning Board Schedule of Meeting Dates.

Other

Reorganization - The Planning Board will reorganize at the next meeting. The Planning Board members will think about the reorganization and whether they wish to fill the position of Chair, Vice Chair or Clerk.

Weekly Reports – Stone Hill Condos and the Church St / Providence Road Solar facility(s) has some issues due to the rain event on June 28, 2020. They are in the process of addressing those issues now. Various parties met onsite July 13, 2020 to discuss appropriate actions to be taken.

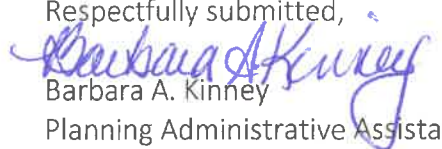
Lovey's Garden Marketplace – The Certificate of Approval has not been followed. Board members expressed their disappointment, noting it appears he thinks he has carte blanche to do whatever he wants under the hawker's license. G. Bechtholdt will work with Planning Board Chair to draft a letter to the Building Inspector for enforcement. H. Berkowitz commented that this is not fair to the new gas station that looks good. He then wanted to know when the hawker's license will expire.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; A. Kafal – Yes; R. Forst – Yes; B. Massey – Yes to have G. Bechtholdt send a letter to the Building Inspector.

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of July 14, 2020 at or about 9:10PM.

Respectfully submitted,


Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board: _____

August 11, 2020

Cc: Town Clerk
/File

FROM	DATE	SUBJECT
Allen Engineering	06/03/2020	Special Permit/Site Plan Osterman Commerce Park Building 4
Conservation Commission	06/12/2020	Notice of Intent Osterman Commerce Park Building 4
Community Plan & Develop.	06/15/2020	Planning Board Meeting Cancellation – July 28, 2020
Conservation Commission	07/13/2020	NOI 342-350 Providence Road
Board of Health	07/06/2020	Mike's Way Definitive Subdivision Plan Review
Conservation Commission	07/13/2020	Notice of Intent Douglas Rd (Adjacent to 279 Douglas Rd)

Douglas

- Public Hearing Notice – Proposed amendments to Zoning Bylaws and Map to change the date of the Zoning Map, Town of Douglas from May 2009 to May 2020; amend the Use Table by adding a new industrial use; and amend Zoning Bylaw with regard to ground mounted solar photovoltaic installations by adding new definitions.

Grafton

- Public Hearing Notice – Application of CIL Realty of Massachusetts for a Site Plan Approval for a detached two-family dwelling at 80 Snow Road Lot #3.
- Public Hearing Notice – Application of RSO Realty, LLC for the Modification of an approved Site Plan for parking lot expansion at an existing chiropractic office at 126 Worcester Street.
- Public Hearing Notice – Application of Z&J Realty, LLC (applicant) and Richmond Properties, Inc. (Owner) for a Special Permit and Site Plan Approval for a landscape construction business (contractor's yard) at 20 Milford Road.

Mendon

- Public Hearing Notice – Proposed amendment to the Zoning Bylaw Section 1.02 Definitions; Section 2.03 Off Street Parking and Loading; Section 3.01 Allowable Land Uses; Section 3.04 Open Space Communities Bylaw; and Section 4.02 Site Plan Review to incorporate Low Impact Development techniques in to the Bylaws and to correct several typos and to delete the expired Section 3.03 Rate of Development Bylaw.

Sutton

- Decision – Granted Approval of the Scenic Road and Public Shade Tree applications submitted by Greg Podstawka for land owned by him at 196 Mendon Road for the removal of 4-5 dead/unhealthy trees and 1 healthy 18" birch tree within the town's right of way.
- Decision – Approved with Conditions a Retreat Lot Special Permit submitted by Travis Perry for property owned by C. A. Dilorio Living Trust to create a 16.6 acre retreat lot at 453 Boston Road.
- Public Hearing Notice – Application of Kevin Coderre to create a +/-1,036sf attached accessory apartment in a proposed home at 179 Mendon Road.
- Public Hearing Notice – Application of Mario & Tammy Caruso to create a +/-900sf attached accessory apartment at 34 Fuller Road.

Upton

- Decision – Approved with Conditions a Marijuana Establishment (Adult-Use / non-retail) Special Permit and Site Plan for Grow Rite, LLC at 163 Milford Street for a grow facility.

Upton ZBA

- Public Hearing Notice – Application of Robert Scholz for a Variance for demolition of the existing residence and construction of a new residence with the same front setback at 39 Pleasant Street; and Petition of Matthew Bartlett to discuss signage and advertising at 21 Plain Street in regards to the Building Inspector's written letter to Bartlett Brothers, LLC.

Uxbridge

- Public Hearing Notice – Application for Uxbridge Rod & Gun Club and David Sadowski for a Stormwater Permit for a project that includes a new rifle range and re-grading the site at 560, 0 and 0 West Street; and Application for

Uxbridge Rod & Gun Club and David Sadowski for an earth removal permit to excavate 69,136 cubic yards of gravel at 560, 0 and 0 West Street.

Uxbridge ZBA

- Public Hearing Notice – Application of Steven and Darlene Mason for a Special Permit to place a shed outside the front setback requirement at 435 Chocolog Road.
- Decision – Granted Variance with conditions for 56 Industrial Drive.

ZBA

- Public Hearing Notice – Application of Ronald Mathieu for a Special Permit in order to renovate the building at 2679 Providence Road from commercial use to residential of two duplexes.
- Public Hearing Notice – Application of Degmar Realty, LLC for a Special Permit in order to demo the existing two-family and construct a new two-family with detached garage at 34-36 Hope Street and for a Variance because this property has less than the required area as well as rear lot set back requirement.
- Public Hearing Notice – Application of Cora Lane Group, LLC for a Special Permit in order to demo the existing single-family and construct a new single-family dwelling at 559 Hill Street and is owned by Virginia DeSelms and for a Variance because this property has less than the required area with frontage as well as reducing the side lot set back from 25 to 15 feet.
- Public Hearing Notice – Application of 342-350 Providence Road, LLC for a Special Permit in order to convert the existing building into apartments (4) with an addition of 4 more apartments for a total of 8 at 342-350 Providence Road.
- Public Hearing Notice – Application of Denis LaTour for a Special Permit in order to construct a duplex dwelling at Lot 3 Hudson Street and is owned by Hudson Street Realty, LLC.