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NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, August 11, 2020



NORTHBRIDGE TOWN CLERK
LINCA E. ZYWIEN

JOIN ZOOM MEETING
<https://zoom.us/j/91650187235?pwd=emkwbdDtVTJJUng2aDJeVR5VER2Zz09>
MEETING ID: 916 5018 7235
PASSCODE: 069812
Dial-in Option: 1 (929) 205-6099

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 7:05PM. 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: Gyles Ham, Vanasse & Associates; Derek Roche, Vanasse & Associates; Michelle Benoit; Sotir Papallilo; Annika & Mike Bangma; Omerthea Bedard; John Federico, Guerriere & Halnon; Carmen Richard; John Grenier, JM Grenier Associates; Ron Henault; John Valle; Dayonette Aviles; Rob Knapik, Knapik Law; Brian Fitzgerald; Bruce Williams, Allen Engineering; Mike Hunnewell; and Vincent Osterman.

I. PLANNING BOARD REORGANIZATION

[Chair, Vice Chair & Clerk]

Upon motion duly made (R. Forst) and seconded (A. Kafal), the Planning Board voted (4-0) by a roll call vote of R. Forst –Yes; A. Kafal –Yes; J. Berkowitz –Yes; and B. Massey –Yes to table reorganization of the Planning Board to the August 25, 2020 meeting.

II. CITIZENS FORUM

B. Massey explained, 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 Boards 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.

Having no comments during Citizens' Forum the Planning Board moved to agenda items.

III. FORM A (117-125) CHURCH STREET –REVIEW/DECISION

ANR -81P Plan Assessor Map 15A Parcel 151

The Planning Board reviewed ANR Checklist from the Planning Office and the plans have been received from the engineer. The intent of the plan is to (re)create Lots A & B as shown and depicted on the ANR plan. The Planning Office recommends endorsement after two (2) notation changes are done and revised plan is submitted.

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of R. Forst –Yes; A. Kafal –Yes; J. Berkowitz –Yes; and B. Massey –Yes to grant ANR endorsement for 117-125 Church Street.

IV. WINSTON WOODS, PRELIMINARY SUBDIVISION -PUBLIC MEETING

§222-8 [Preliminary plan] Subdivision Rules & Regulations

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

Upon motion duly made (R. Forst) and seconded (H. Berkowitz), the Planning Board voted 5-0 by roll call vote of R. Forst –Yes; A. Kafal –Yes; J. Berkowitz –Yes; H. Berkowitz –Yes; and B. Massey –Yes to waive the reading of the Public Meeting Notice: In accordance with the provisions of Massachusetts General Laws and Section 222-8 [Preliminary Plan] of the Town of Northbridge Subdivision Rules & Regulations, the Planning Board will hold a public meeting on Tuesday, May 12, 2020 at 7:05 PM, via virtual means (ZOOM -remote participation) to consider the application of Brian Fitzgerald of Upton, MA for Preliminary Subdivision Plan entitled “WINSTON WOODS” prepared by Guerriere & Halnon, Inc. dated March 05, 2020 to extend Spring Street, creating frontage for up to ten (10) multi-family house lots. The subject property consisting of ±9.47 acres is identified as Assessors Map 15A, Parcels 224-232 within the Residential-3 Zoning District; proposed subdivision plans to connect to public water and municipal sewer. A copy of preliminary plan & application submittal is on file with the Office of the Town Clerk (7 Main Street -Northridge Memorial Town Hall) and Community Planning & Development (14 Hill Street -Town Hall Annex) and may be viewed online [www.northbridgemass.org/planning-board]. The purpose of this meeting is to provide opportunity for public comment; anyone wishing to be heard may submit written comments to planning@northbridgemass.org prior to the meeting and/or participate via remote participation on the date/time noted. Remote access to the meeting shall be posted online a minimum of 48-hours prior to the meeting date.

The notification requirements have been satisfied.

John Federico, Guerriere & Halnon, Inc., along with Brian Fitzgerald (Applicant) explained subject property is located at the end of Spring Street on +/-9.5 acres of land within the Residential-Three (R3) Zoning District. They are proposing nine (9) lots with one additional lot (Parcel A) for future development. There have been several submittals in 2010 and 2017 which were withdrawn. This version of the development will have an extension to Spring Street and a new Road A. The comments from the previous submittals have been taken into account for this preliminary submittal. B. Fitzgerald stated that the road design has been moved northeast to keep it more parallel with the existing grade so there will be less blasting, cuts, etc. There is buffer area now from the existing properties on Spring Street and less material will be disturbed onsite. At the meeting with the various departments in January 2020, the project was fairly well received, per B.

Fitzgerald. G. Bechtholdt reminded everyone that this is a preliminary plan that they submitted to gain a better understanding of what will be required before the Definitive Plan is submitted.

Mike and Annika Bangma, 8 Spring Street, are concerned with water control because every time it rains now a lot of water comes down Spring Street. They don't want this development to make the water worse and flood the houses during and after construction. A. Bangma explained that the runoff comes up through the basement now. Michelle Benoit, 57 Spring Street, explained that her property is at the dead end of Spring Street against the stone wall and water is a big issue. In 2017, an excavator took some trees down on the property where the proposed development will be and it greatly changed the flow of runoff there already. She wanted to know what recourse there is to repair / divert water if the developer begins the project and walks away. Also, she is very concerned with blasting as the homes were built in the 1950's and the ground is unstable with lots of water present. Omerthea Bedard, 48-50 Spring Street, has the same concerns.

A. Kafal is concerned with the rocks being so high and what will happen once the property is leveled regarding the water. B. Massey is also concerned with the grades of the roadway and the runoff. J. Federico stated that some clearing will be done but will keep the existing grades where possible.

G. Bechtholdt did some research and found information from 1886 of a plan to connect Spring Street and Pine Street where the existing wetland resource area and retaining wall is located. That plan shows a spring where the wall is located to hold back the water. There is an inlet / outlet there and no one knows where the water exactly goes. The water (stream) flows from the Hills at Whitinsville down to Spring Street. Per J. Federico, there is currently some sort of grate near the retaining wall and in the definitive plan they will determine the best course of action there. They did a dye test and the water behind the wall could be due to blockages and once they are cleaned out, it should flow better. J. Federico said the water runs under the wall then behind the houses to an outlet where there is a swale or stream that free flows from the headwall to Cottage Street. B. Massey is concerned with the pipe integrity of the existing drainage (adding additional water). He needs to know how long it has been there and where it goes. He does not want problems to arise in a few years. He suggested that the pipe be scoped. Also the pipe runs through private property which presents concerns as well. This preliminary plan addresses some of the concerns however, the water / runoff concerns need to be addressed.

The Conservation Agent's main concern is that some of the proposed detention pond and roadway are within the 50 foot no structure zone and the 35 foot no-disturb zone. This would require a waiver from the Conservation Commission and they typically do not grant a waiver until all other scenarios have been researched first and deemed unsatisfactory. John Federico, Guerriere & Halnon, Inc. explained that the wetland and localized flooding will be addressed in the definitive plan. They are proposing that the highest grades to the north flow through the new lots to Road A and into a catch basin for infiltration and attenuation prior to discharge offsite on the south side. The infiltration swales will be to capture runoff so it will not flow into abutting properties.

J. Berkowitz asked for more information regarding Parcel A that is labeled for future development. B. Fitzgerald suggested Parcel A could be filed under MGL Chapter 40B, where 4 to 8 additional lots could be permitted as part of a Comprehensive Permit. B. Fitzgerald explained based upon the amount of offsite mitigation (water/sewer/roadway improvement costs); proposing duplex units for Lots 1-9 and developing Parcel A may allow for the entire project to be more financially viable.

A. Bangma stated that they are also concerned with the conditions of Spring Street because the road is in poor condition with potholes always opening up. They want to make sure Spring Street will be repaved once the project is complete. Per the Applicant/Engineer, utilities will need to be improved including a new sewer line down Spring Street and a complete repave of Spring Street will be done. They do not need to dig deep for utilities.

The Bangmas stated that the houses are old and they are concerned that any heavy machinery could vibrate the foundations and cause damage. The Bangmas are also concerned with the potential for multi-family rental properties, as the tenants are more transient and may not take as much pride in the building and/or town. Per B. Fitzgerald suggested the units will be owner-occupied. A. Bangma wanted to know if there was any intention/thought to connect Spring Street to Prospect Street through Parcel A and the Osterman property. B. Fitzgerald stated no there is not. The end of Spring Street will be for snow storage.

R. Forst wanted confirmation that this is preliminary and said these concerns are overwhelming.

G. Bechtholdt reminded the Board (and residents in attendance) submittal of a Preliminary Plan enables the Owner/Applicant, the Planning Board, municipal departments and owners of property abutting the subject property to review requirements and discuss potential concerns before a Definitive subdivision plan is prepared. The filing of a Preliminary Plan does not entitle the plan to recording at the Registry of Deeds nor secure approval of a Definitive subdivision.

Planning Board acknowledged receipt of comments from the Whitinsville Water Company, Department of Public Works, Conservation Commission, Planning & Community Development, Fire Department and Michael Bangma (resident).

Having no additional comments, the Planning Board concluded its review of the Preliminary plan for Winston Woods.

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of R. Forst -Yes; A. Kafal -Yes; J. Berkowitz -Yes; H. Berkowitz -Yes; and B. Massey- Yes to accept with conditions the preliminary plan for the entitled Winston Woods.

Planning Board Certificate of Action will identify (include) concerns to be addressed as part of a Definitive Subdivision Plan filing.

V. MIKE'S WAY, DEFINITIVE SUBDIVISION -CONTINUED PUBLIC HEARING

§222-9 [Definitive plan] Subdivision Rules & Regulations
Assessors Map 19 Parcel(s) 96 & 193 (Providence Road)

The Planning Board is considering the application of Ron Henault (Grafton, MA) for approval of definitive subdivision for nine (9) lots (proposed two-family house lots) to be located off Providence Road (westerly side) near the Grafton town line. 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 (of the Zoning Board).

181 B. Massey began, providing a brief overview of observations during the site walk conducted Saturday, July
182 18, 2020, noting he did not see any specific issues with the site; Board members agreed. R. Forst was not
183 present at the site walk and viewed the site on his own. R. Forst did not go deep into the site on his site visit
184 and from what he could see it is okay. A. Kafal and J. Berkowitz had no concerns from the site walk. H.
185 Berkowitz stated that the soil is great for this type of project. He has some concern with the house at the
186 beginning of the project as it is close to the right-of-way. B. Massey concurs with H. Berkowitz regarding the
187 house at the beginning of the project however, noted project meets frontage requirements (right-of-way). J.
188 Grenier suggested will work with the abutters on evergreen screening and/or a white stockade fence along
189 the property line at the entrance. J. Grenier stated that the parallel parking spots will be on the south side
190 +/-40 – 50 feet after the rounding into the subdivision with the sidewalk at the limit of the right-of-way.

191
192 J. Grenier provided a brief overview of the project; reviewing roadway access (from Providence Road),
193 sidewalk, proposed curbing, cul-de-sac location, lot delineation and waiver requests.

194
195 *Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call*
196 *vote of F. Forst – Yes; A. Kafal – Yes; H. Berkowitz – Yes; J. Berkowitz – Yes; and B. Massey – Yes to waive the*
197 *requirement of the landscape island in the cul-de-sac, noting both the Fire Department and DPW prefer*
198 *islands be eliminated within all cul-de-sacs.*

199
200 *Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote*
201 *of F. Forst –Yes; A. Kafal –Yes; H. Berkowitz –Yes; J. Berkowitz –Yes; and B. Massey –Yes to waive the*
202 *requirement of the maximum length of the cul-de-sac of 500 feet (without looping water service), noting the*
203 *Board reviewed as part of its initial (informal) meeting before the definitive public hearing was opened where*
204 *the proposed access was relocated to meet the minimum right-of-way width of 50-feet.*

205
206 *Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 5-0 by roll call vote*
207 *of F. Forst -Yes; A. Kafal –Yes; H. Berkowitz -Yes; J. Berkowitz –Yes; and B. Massey –Yes to NOT waive the*
208 *requirement of the vertical granite curbing along each side of the roadway throughout the subdivision and*
209 *along the perimeter of all islands as shown on the definitive plan.*

210
211 *Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote*
212 *of F. Forst –Yes; A. Kafal –Yes; H. Berkowitz -Yes; J. Berkowitz –Yes; and B. Massey –Yes to waive the*
213 *requirement that the sidewalk material be concrete and can use bituminous concrete.*

214
215 The Safety Committee does not support the waiver for the streetlights. *Upon motion duly made (H.*
216 *Berkowitz) and seconded (R. Forst), the Planning Board voted 5-0 by roll call vote of F. Forst –Yes; A. Kafal -*
217 *Yes; H. Berkowitz -Yes; J. Berkowitz –Yes; and B. Massey –Yes to NOT waive the requirement of the streetlight*
218 *fixtures to be installed within the subdivision in accordance with the location standards established by the*
219 *Selectmen.*

220
221 Planning Board sought comment/input from the public.

222
223 C. Richard has no comments or concerns at this time. J. Vallee is not keen on the streetlights. He doesn't
224 want them shining in his house. B. Massey stated that the streetlights are 14 feet high and have about 55-
225 watts so they are less invasive.

D. Aviles purchased her house in February 2020 and is new to this process. She wanted an explanation on why the road is where it is as she saw plans where the entrance was in a different place. She is also concerned with people walking, riding dirt bikes, etc. onto private property along the path that goes into the woods. She feels with the subdivision it will be less private than what is there now. It was explained to her that the access is where it is on this plan because the previous access location does not meet minimum right-of-way requirements and this access does. It was further explained that when the subdivision is built, there will be houses on that property and the path will be gone so there will be no dirt bikes, etc.

D. Aviles is concerned she may lose some property and is confused between the Deeds and the Assessor's Map. B. Massey explained that the Assessor's map is not a survey plan and is not 100% accurate and she should go by her Deed. The deeds and plans for the parcel and deeds and plans for the surrounding parcels were looked at to put together the whole plan, per J. Grenier. J. Grenier explained that the deeds and monuments were confirmed in the field too. J. Grenier can stake the abutting properties and a construction fence can be installed so the limit of work does not encroach onto abutting properties. The stakes that are there now in the field mark the centerline of the roadway. R. Henault told the abutter there that he can have the property lines staked and leave the centerline staked for clarification.

J. Vallee wanted to know the timeframe for construction start and finish. R. Henault stated they will start as soon as he has all the approvals and predicts it will be completed within two (2) years provided the economy is good in 2021.

G. Bechtholdt noted that the Applicant/Engineer needs to provide written responses to comments received by the various departments and comments received by the Planning Board's consulting engineer. J. Grenier agreed, noting he will provide response comments to all correspondence received to-date, as well as updated plans and the information clarifying the survey.

Having no more questions or concerns from the public, the Planning Board directed the Town Planner to prepare a draft decision (conditions of approval) for the next meeting of the Planning Board.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of F. Forst –Yes; A. Kafal –Yes; H. Berkowitz –Yes; J. Berkowitz –Yes; and B. Massey –Yes to continue the Public Hearing to August 25, 2020 at 7:35PM.

VI. RETAIL MARIJUANA DISPENSARY -CONT PUBLIC HEARING
OSTERMAN COMMERCE PARK BLDG #4 (Eskar Northbridge, LLC)
§173-18.6 Retail Marijuana Dispensary -Special Permit
§173.49.1 -Site Plan Review

The Planning Board is considering Special Permit/Site Plan application(s) of Eskar Northbridge, LLC for a Retail Marijuana Dispensary to be sited within Osterman Commerce Park (Bldg. #4), 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 (I-1) Zoning District.

Vince Osterman (owner), Rob Knapik (applicant's attorney), Bruce Williams (Allen Engineering), Gyles Ham (Vanasse & Associates, Inc.), Derek Roche (Vanasse & Associates, Inc.) and Mike Hunnewell (Eskar, LLC) were in attendance.

R. Knapik explained that the technical review meeting has been done and the Safety Committee has also met regarding this project. He then responded to the Building Inspector's letter; the Zoning Board of Appeals granted a Variance from the 500-foot restriction from a daycare or playground. This is measured from the property line, but the building itself was in excess of the 500 feet when it was granted in March 2019. However, they are now proposing a new building that is even further away. With regards to the expiration of the Variance after one year, the question was whether it has lapsed. On the face, it has but the Acts of 2020 (Covid-19) this Variance was in existence at the time that the State of Emergency went into effect and will not expire during the State of Emergency. The Variance is still valid. As a safeguard, they will apply to the Zoning Board of Appeals for an extension, if needed. The developer would need to coordinate with the Police Department prior to the opening to address any opening concerns.

Planning Board reviewed traffic impacts and comments provided by McMahon Associates, the Board traffic consultant with G. Ham of Vanasse & Associates.

Planning Board reviewed updated site layout plan, noting the additional of lighting and signage for parking. B. Massey expressed concern with only providing 23 total parking spaces and the need for 10 to 12 additional parking spaces either on the site or within close proximity to the building for overflow parking. B. Massey suggested as the Special Permit Granting Authority the Planning Board can require additional parking similar to what was required for the other marijuana dispensary recently approved by the Board. After discussion the Owner/Applicant agreed to review the site to identify overflow parking for 10 to 12 additional parking spaces. B. Williams indicated, due to proximity of the wetland resource area, the Conservation Commission will need to review and approve of additional impervious area (parking spaces).

After seeking public comment (none) the Planning Board directed the Town Planner to prepare draft conditions of approval to be considered at the next scheduled public hearing.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of F. Forst –Yes; A. Kafal –Yes; H. Berkowitz –Yes; J. Berkowitz –Yes; and B. Massey –Yes to continue the Public Hearing to August 25, 2020 at 7:55PM.

OLD / NEW BUSINESS

Approval of Meeting Minutes -June 09 & July 14, 2020

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of R. Forst –Yes; A. Kafal –Yes; J. Berkowitz –Yes; and B. Massey –Yes to approve the minutes of June 09, 2020.

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of R. Forst –Yes; A. Kafal –Yes; J. Berkowitz –Yes; and B. Massey –Yes to approve the minutes of July 14, 2020.

314 2020 Fall Annual Town Meeting -Tuesday, October 27, 2020

315 Point of information -no discussion.

316

317 2020 FATM Warrant Closes -Friday, August 28, 2020 (12:00 PM -Noon)

318 Point of information -no discussion.

319

320 Planning Board -Vote to Sponsor Article(s)

321 Planning Board noted receipt of request from Developer (Carpenter Estates) to sponsor street accept of
322 Hannah Drive for consideration at the 2020 Fall Annual Town Meeting warrant. *Upon motion duly made (R.
323 Forst) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of R. Forst –Yes; A. Kafal –Yes; J.
324 Berkowitz –Yes; and B. Massey –Yes to sponsor street acceptance of Hannah Drive.*

325

326 Leonardo Estates (Windstone Drive) -Bond Reduction Request

327 Planning Board noted receipt of request to consider bond reduction from Developer (Joe Leonardo). *Upon
328 motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of R.
329 Forst –Yes; A. Kafal –Yes; J. Berkowitz –Yes; and B. Massey –Yes to reduce the performance bond held for
330 Leonardo Estates subject to Grave’s Engineering, Inc. (Consultant) construction estimates for remaining work
331 to be reviewed and consented to of same by the Department of Public Works.*

332

333 Subdivision/Site Developments -Status/Update(s)

334 G. Bechtholdt provided a brief overview of project status.

335

336 Planning Board -Associate Member (Vacancy)

337 Point of Information -no discussion.

338

339 Planning Board Concerns

340 R. Forst sought clarification on process of obtaining special permit via the Zoning Board of Appeals (ZBA) for
341 certain land uses (i.e. 2-family units).

342

343 Mail –Review

344 In addition to the mail listed (see attached) the Planning Board noted receipt of the following
345 communications: Agenda dated August 11, 2020; Draft Agenda for August 25, 2020 and September 08,
346 2020; Plan of Land for 117-125 Church Street dated August 03, 2020; Form A Application for Endorsement of
347 Plan Believed Not to Require Approval dated August 03, 2020 for Langford, LLC (117-125 Church Street);
348 Checklist for Approval Not Required Plan dated September 07, 2020 for 117-125 Church Street; Memo dated
349 July 22, 2005 to Zoning Board of Appeals from Town Clerk regarding Committee Re-organization and Filing of
350 Minutes; Citizen’s Forum document; Public Hearing Notice for Winston Woods; Form B Application for
351 Approval of a Preliminary Plan dated February 18, 2020 for Winston Woods; Narrative dated March 05, 2020
352 for Winston Woods from Guerriere & Halnon, Inc.; Plan dated March 05, 2020 for Winston Woods; Memo
353 dated July 27, 2020 / August 05, 2020 to Planning Board from Town Planner regarding Winston Woods;
354 Checklist for Preliminary Subdivision Plan dated July 27, 2020 for Winston Woods; Winston Woods
355 Preliminary Plan Review Attachment A & B; Letter dated July 21, 2020 to Planning Board from Whitinsville
356 Water Company regarding Winston Woods; Email dated July 23, 2020 to Michael Bangma from Town
357 Planner regarding Winston Woods; Memo dated July 16, 2020 to Planning Board from Town Planner
358 concerning Mike’s Way Definitive Subdivision; Mike’s Way Definitive Subdivision Plan Layout dated April 21,

2020; Letter dated July 27, 2020 to Town Planner from Chief of Police concerning Recreational Marijuana Dispensary located in Osterman Commerce Park – Building 4; Letter dated July 16, 2020 to Planning Board from Whitinsville Water Company regarding Site Plan - Osterman Property Retail Marijuana Store; Letter dated July 28, 2020 to Planning Board from Graves Engineering, Inc. regarding Osterman Commerce Park Phase 3, Building 4 Site Plan Review; Letter dated July 24, 2020 to Town Planner from McMahon Associates regarding Transportation Impact Assessment Review Proposed Retail Marijuana Dispensary Commerce Drive; Site Layout Plan dated May 29, 2020 for Phase 3 Building 4 Osterman Commerce Park; Draft Minutes of June 09 , 2020; Letter dated July 29, 2020 to Town Planner from Mujeeb Construction Company, Inc. concerning Request for Street Acceptance for 2020 FATM of Hannah Drive (Carpenter Estates); Memo dated July 28, 2020 to Town Planner from Department of Public Works Director concerning Carpenter Estates (Hannah Drive); Letter dated July 27, 2020 to Planning Board from Graves Engineering concerning Carpenter Estates (Hannah Drive) Updated Engineer's Opinion Construction Cost Estimate; Site Visit Report dated July 21, 2020 from Graves Engineering, Inc. for Carpenter Estates; Memo dated July 28, 2020 to Town Planner from Department of Public Works Director concerning Hannah Drive (Carpenter Estates); Letter dated July 21, 2020 to Planning Board from Fire Chief concerning Hannah Drive; Site Visit Report dated July 02, 2020 from Graves Engineering, Inc. for Stone Hill Condominiums; Site Visit report dated July 07, 2020 from Graves Engineering, Inc. for Stone Hill Condominiums; Site Visit report dated July 21, 2020 from Graves Engineering, Inc. for Stone Hill Condominiums; Community Planning & Development Weekly Report July 27-31, 2020; Community Planning & Development Weekly Report July 20-24, 2020; Community Planning & Development Weekly Report July 13-17, 2020; Community Planning & Development Weekly Report July 06-10, 2020; 2020 Planning Board Schedule of Meeting Dates.

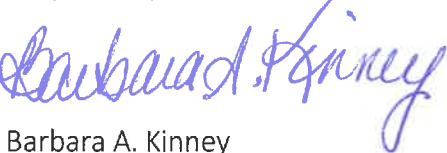
Other

Streetlights -B. Massey explained the he has worked with the Department of Public Works (DPW Director) on establishing procedures for the Town (DPW), Developer and National Grid to follow for the installation of new streetlights within subdivision developments. B. Massey noted that the process has been flawed for many years, where the DPW Director had no accountability to follow through in getting new lights (required of subdivision approvals) installed. B. Massey informed the Board that a checklist has now been created, which will hopefully be followed by all moving forward and streetlight installations will no longer be delayed 6 to 7-years.

ADJOURNMENT


Having no additional business, the Planning Board adjourned its meeting of August 11, 2020 at or about 10:20PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk
/File

FROM	DATE	SUBJECT
Andrews Engineering	07/21/2020	Lots 2 & 3 Hill St Special Permit & Scenic Rd Application
Ken Couture	08/06/2020	ANR Application 117-125 Church Street
Planning Board	08/10/2020	Letter to Building Inspector Regarding Lovey's Garden Marketplace
Mujeeb Construction	07/29/2020	Street Acceptance Request for Hannah Drive (Carpenter Estates)
Fire Department	07/21/2020	Letter Regarding Hannah Drive Fire Hydrants
Planning Office	08/10/2020	Memo Regarding Hannah Drive (Carpenter Estates) Road Layout
Conservation Commission	08/07/2020	Lovey's Garden Center (248-665)
Town Manager's Office	08/11/2020	FATM Warrant Closure
Town Manager's Office	08/11/2020	Warrant Article Submission Procedure

Douglas

- Public Hearing Notice – Proposed amendments to Zoning Bylaws by amending the Use Table by adding a new Industrial use (1A. Any manufacturing use, including processing, fabrication and assembly conducted outside a building).

Grafton

- Public Hearing Notice – Application of James Kohnke for a Scenic Road Permit for alterations to the stone wall, creating an opening for a new single-family residence at 21 Meadowbrook Road.

Sutton

- Public Hearing Notice – Application of Leonard Zannotti and Theresa Karns for a Special Permit and Site Plan review to use an existing garage at 126 Providence Turnpike for a showroom and storage for assorted hobby projects to be sold by appointment only.
- Decision – Granted with conditions the Special Permit to Tammy & Mario Caruso for an accessory apartment at 34 Fuller Road.
- Decision – Granted with conditions the Special Permit to Kevin Codere for an accessory apartment at 179 Mendon Road.

Upton ZBA

- Public Hearing Notice – Application of Michael White for a Variance for setbacks for a shed at 60 Main Street; Application of Thomas Ratay for a Variance for setback of a shed roof addition off the existing garage at 74 Fiske Mill Road; and Application of Jessica and Eric Polselli for a Special Permit to demolish the preexisting nonconforming house that was destroyed by fire and build a new house with the same setback allowances at 135 Glen Avenue.
- Decision – Granted Variance to Robert Scholz to demolish the pre-existing nonconforming residence and rebuild with the same front setback per the plan presented at 39 Pleasant Street.

Uxbridge

- Public Hearing Notice – Application of Uxbridge ARIS Group, LLC and Desruisseaux Realty Trust for a Special Permit for a project that includes construction of a 5,000 sf filling station / convenience store with drive through coffee shop, five gasoline fuel pump islands, two high speed diesel pumps and associated parking spaces and utilities at 486 & 502 Douglas Street; and Application for Uxbridge ARIS Group, LLC and Desruisseaux Realty Trust for a Stormwater Permit for a 5,000 sf filling station / convenience store with drive through coffee shop, five gasoline fuel pump islands, two high speed diesel pumps and associated parking spaces and utilities at 486 & 502 Douglas Street.

Uxbridge ZBA

- Public Hearing Notice – Application of Uxbridge Gas and Market, LLC for a Special Permit for a 5,000 sf Filling Station / Convenience Store with drive through coffee shop and five gasoline pumps islands and two high speed

diesel pump islands at 502 and 486 Douglas Street. The applicant is also requesting a Variance to the requirements that prohibit billboards which include any sign over 40 sf in area to have two 20 foot high pylon signs and one seventy foot high rise sign equaling at total area of +/-340 sf; Application of James Priestly for a Special Permit for a new 12 foot by 20 foot garage storage structure at 83 St. Andre Drive as the existing lot does not have the required area, frontage and does not meet current setbacks. The new structure will not further increase any existing setbacks and will not make the site more non-conforming; and Application of Justus Kyengo for a Special Permit in order to obtain a Class II Auto Dealer License to conduct sales of used motor vehicles at 504 Quaker Highway.

- Public Hearing Notice – Application of Uxbridge Gas and Market, LLC for a Special Permit for a 5,000 sf Filling Station / Convenience Store with drive through coffee shop and five gasoline pumps islands and two high speed diesel pump islands at 502 and 486 Douglas Street. The applicant is also requesting a Variance to the requirements that prohibit billboards which include any sign over 40 sf in area to have two 20 foot high pylon signs and one seventy foot high rise sign equaling at total area of +/-340 sf.