



## NORTHBRIDGE PLANNING BOARD

## MINUTES

Tuesday, August 25, 2020



ZOOM Meeting

<https://zoom.us/j/92523682097?pwd=SVRaV2JsbzVOcGVSNHBnb3hVThoQT09>

MEETING ID: 925 2368 2097

PASSCODE: 182773

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 (via ZOOM) to order at 7:00PM. 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. One (1) Planning Board vacancy remains (Associate Member).

The following members of the public were in attendance: Gyles Ham (Vanassee & Associates); John Grenier (JM Grenier Associates); Ron Henault; John Vallee; Dayonette Aviles; Rob Knapik (Knapik Law); Lenard Smith (Chair, Historic Commission); Heather and Tim Reiter; Kristen LaBrie (Andrews Survey & Engineering); Bruce Williams (Allen Engineering & Associates); Mike Hunnewell (ESKAR Northbridge, LLC.); and Vincent Osterman.

**I. PLANNING BOARD REORGANIZATION**

[Chair, Vice Chair &amp; Clerk]

G. Bechtholdt, Town Planner sought nominations for Chair. Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 5-0 by roll call vote of H. Berkowitz -Yes; A. Kafal -Yes; J. Berkowitz -Yes; B. Massey -Yes; and R. Forst -Yes to (re)appoint Brian Massey as Chair.

B. Massey, Chair sought nominations for Vice Chair. Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of H. Berkowitz -Yes; A. Kafal -Yes; J. Berkowitz -Yes; R. Forst -Yes; and B. Massey -Yes to appoint H. Berkowitz as Vice Chair.

B. Massey, Chair sought nominations for Clerk. Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 5-0 by roll call vote of H. Berkowitz -Yes; A. Kafal -Yes; J. Berkowitz -Yes; R. Forst -Yes; and B. Massey -Yes to appoint J. Berkowitz as Clerk.

**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. HILL STREET (LOT 2) SINGLE-FAMILY HOME -PUBLIC HEARING

§173-6 -Heritage Zoning District (Special permit application)

Assessor Map 15 Parcel 222 (formerly part of 120 Hill Street)

Chair Massey explained that there are two (2) Special Permit applications; one for Lot 2 & one for Lot 3 for Heritage Zoning District and two (2) Scenic Road Bylaw applications; one for Lot 2 & one for Lot 3 for stone wall removal.

*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(s). "In accordance with provisions of M.G.L. and Northbridge Zoning Bylaw Section 173-6 [Heritage District], Section 173-47 [Special Permits], General Bylaw Section 6-200 [Scenic Roads], & Chapter 217 -Planning Board, the Northbridge Planning Board shall hold public hearing(s) Tuesday, August 25, 2020 (beginning at 7:05 PM) to consider Special Permit application(s) from ALMIK Construction (Mendon, MA) for two (2) proposed single-family dwelling units (Lot 2 & Lot 3) on Hill Street [designated Scenic Roadway] within the Heritage Zoning District for subject property identified as Assessors Map 15, Parcel(s) 222 & 223 (formerly part of 120 Hill Street). Copy of application(s) and submittal packet dated July 07, 2020 is 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 [northbridgema.org/planning-board](http://northbridgema.org/planning-board). The purpose of this notice is to provide opportunity for public comment. 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)." Notification requirements satisfied including publication of the legal ad in the Worcester Telegram & Gazette and mailing to abutters.*

Lot 2 and Lot 3 were subdivided (via Form A, ANR approval) out of 120 Hill Street in 2012. The single-family use in the Heritage District is allowed by Special Permit of the Planning Board. Notice has been sent to various departments / boards with comments received from Conservation Commission (July 23, 2020), Historic Commission (August 19, 2020), Assessor's Office (July 15, 2020), and Whitinsville Water Company (July 21, 2020).

Kristen LaBrie, Andrews Survey & Engineering, presented renderings of the houses (for Lot 2 & Lot 3) and explained that the Applicant could not be present tonight. K. LaBrie suggested house designs fit in with the other homes along the street, noting the only difference between the two proposed houses is one shows a front porch. Heather Reiter and Tim Reiter, 76 Hill Street, think the house designs are fine as they are similar to the home they live in.

J. Berkowitz is glad they are not the typical colonial design.

A. Kafal thinks they need little touches to bring them to the similar style as the neighbors and he does not like the window between the house and the garage (breezeway).

R. Forst does not see any chimneys on the rendering, suggesting chimneys are a big part of the historical houses in the area. K. LaBrie believes that the chimneys are on the back of the house(s) but will take a look

at them for the next meeting. R. Forst commented that the proposed houses look like a standard subdivision house and does not think they fit in with the Heritage District.

B. Massey stated the Planning Board should refer the architecture to the Historic Commission for review and recommendation. The architectural design of the house(s) will be referred to the Historic Commission for recommendation.

Lenard Smith, Chair of the Northbridge Historic Commission, indicated the Commission would be happy to review and offer comment.

H. Reiter wanted to know if the builder would be erecting a fence. K. LaBrie stated that there is an existing chain-link fence along the southerly property line, noting there is no proposal for any other fence. H. Reiter asked about the rear of the lot on the second house, where it is shown as a hatched area on the plan (top right corner). K. LaBrie said the concrete benches, stairs, platform, wall, etc. within that hatched area will remain, noting part of this area is on the abutting property (120 Hill Street) and not included on Lot 3. K. LaBrie suggested each property owner will be responsible for what is on their property. K. LaBrie stated the retaining wall will remain.

B. Massey inquired about the condition of the retaining wall. If it needs repairs, then it is best to make those repairs now. K. LaBrie stated that the retaining wall is on the property line and the cost would most likely be shared by the two (2) property owners. The platform, bench, stairs, etc. are a historic part of the gardens that were part of 120 Hill Street (Lasell Manor).

B. Massey noted concerns of existing conditions regarding a fence and or retaining walls is likely beyond the purview of the Planning Board under this permit application but welcomed the Applicant/Engineer to discuss further with abutter(s) outside of the Planning Board hearing.

Everyone was reminded that this is a Heritage Zoning District and not a local Historic District (Whitinsville - Downtown Crossroads Local Historic District). The Heritage District was expanded to include Lots 1, 2, and 3 (120 Hill Street). None of these parcels of land are in the local historic district. Desiring to have the Northbridge Historic Commission review and offer additional comments the Board Planning looked to continue its review of Special Permit applications (Lot 2 & Lot 3) -Heritage Zoning District.

*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 for Lots 2 & 3 -Hill Street [Heritage Zoning District Special Permit] to September 08, 2020 at 7:25 PM.*

#### IV. HILL STREET (LOT 2) STONE WALL - PUBLIC HEARING

Scenic Road Bylaw, Ch 217 -Planning Board (Stone wall removal)

Assessor Map 15 Parcel 222 (formerly part of 120 Hill Street)

Kristen LaBrie, Andrews Survey & Engineering, Inc. on behalf of the Owner/Applicant reviewed lot layouts for Lot 2 & Lot 3 -Hill Street, noting a portion of the existing stonewall along Hill Street, a designated Scenic Road in Northbridge is proposed to be removed to allow for two (2) residential driveways (for Lot 2 & Lot 3).

Heather Reiter, 76 Hill Street, wanted to know if any consideration was given to using a common driveway as the sightlines coming down the street may not be the best, noting vehicles often speed down the hill. K. LaBrie responded, due to the grading of the sites and other factors their preference would be not to utilize a common driveway.

Tim Reiter, 76 Hill Street, stated that there is a lot of runoff down Hill Street and wanted confirmation that the stormwater from the driveways (/lots) would not flow to the abutters. K. LaBrie stated that the runoff will be maintained, suggesting overall there should not be any significant change in runoff flows.

T. Reiter would like the Planning Board to consider extending the sidewalk up passed the lots (Lot 2 & Lot 3), as these properties were recently added to the Heritage Zoning District and felt extending the sidewalk along the frontage would be appropriate and consistent with the other properties in the District.

After some discussion regarding the merits of extending sidewalk (or not extending the sidewalk) and the process of extending the sidewalk, etc. the Planning Board sought comment and input from Leonard Smith, Chair of the Northbridge Historic Commission (NHC). L. Smith read into the record NHC letter dated August 19, 2020, noting he believed Hill Street should be kept scenic without adding a sidewalk. B. Massey suggested requiring a sidewalk may be something the Board considers as part of the Special Permit application and asked everyone to focus on the request to remove portions of the stonewall for driveways.

J. Berkowitz wanted confirmation that there would be no public shade trees taken down between the stonewall and the street; K. LaBrie confirmed.

Having no additional comments or input from the public, the Planning Board concluded its review of the Scenic Road permit application(s) for Lot 2 & Lot 3 -Hill Street.

*Upon motion duly made (H. Berkowitz) and seconded (R. Forst), 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 close the public hearing for the Scenic Road permit applications for Lot 2 and Lot 3 -Hill Street.*

*Upon motion duly made (H. Berkowitz) and seconded (R. Forst), 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 approve the permit for Scenic Road (stone wall removal) for Lot 2 and Lot 3 -Hill Street, as follows: Removal of up 14-feet of existing stone wall for the purpose of creating access (residential driveway) to service Lots 2 & 3 -Hill Street; existing stones to be utilized and relocated by reconstructing stone wall along both sides of the planned driveway; no stones shall be removed from the site and shall remain visible from the public way (Hill Street); temporary disturbance of the stone wall (at separate location) for the purpose of utility install (water service) for Lot #2; no public shade tree shall be trimmed, altered or removed as part of this Scenic Road Permit approval.*

#### V. HILL STREET (LOT 3) SINGLE-FAMILY HOME - PUBLIC HEARING

§173-6 -Heritage Zoning District (Special permit application)

Assessor Map 15 Parcel 223 (formerly part of 120 Hill Street)

See Agenda Item III detailed herein (for Hill Street, Lot 2 & Lot 3 -Single-family home/Heritage Zoning District) discussion/continuance (for Lot 2 & Lot 3).

186 VI. HILL STREET (LOT 3) STONE WALL -PUBLIC HEARING

187 Scenic Road Bylaw, Chapter 217 -Planning Board (Stone wall removal)

188 Assessor Map 15 Parcel 223 (formerly part of 120 Hill Street)

189  
190 See Agenda Item IV detailed herein (for Hill Street, Lot 2 & Lot 3 -Stone Wall /Scenic Roadway)  
191 discussion/vote of approval (for Lot 2 & Lot 3).

192  
193 VII. MIKE'S WAY, DEFINITIVE SUBDIVISION -CONT. PUBLIC HEARING

194 §222-9 [Definitive plan] Subdivision Rules & Regulations

195 Assessors Map 19 Parcel(s) 96 & 193 (Providence Road)

196  
197 The Planning Board is considering the application of Ron Henault (Grafton, MA) for approval of definitive  
198 subdivision for nine (9) lots (proposed two-family house lots) to be located off Providence Road (westerly  
199 side) near the Grafton town line. The subject property, Assessors Map 19 Parcel(s) 96 & 193 consisting of  
200 32.33 acres is located within the Residential-Two (R2) Zoning District of Northbridge, where two-family  
201 dwellings may be permitted by special permit (of the Zoning Board).

202  
203 Ron Henault (Applicant), John Grenier (JM Grenier Associates), Dayonette Aviles (2811 Providence Road) and  
204 John Vallee (2897 Providence Road) were present.

205  
206 B. Massey sought comments and input from the public.

207  
208 R. Henault confirmed for John Vallee, 2897 Providence Road, that the subdivision would be completed in one  
209 phase, noting he would like to develop the lots as soon as possible once approved by the Zoning Board for  
210 multi-family units. R. Henault also confirmed for J. Vallee that the subdivision would not be extended  
211 beyond the cul-de-sac.

212  
213 B. Massey noted, during the previous meetings D. Aviles (2811 Providence Road) /abutter had expressed a  
214 concern with the proposed layout, suggesting the survey done may be in error. J. Grenier provided a letter  
215 indicating the surveyor work completed was accurate and done in accordance with standard practices.

216  
217 J. Vallee asked R. Henault if he would be willing to work with him on adjusting his property line so the  
218 existing stonewall, located to the rear of his property could be incorporated into his lot. B. Massey suggested  
219 this is something that is outside the scope of the Board's review but encourage the two work together in  
220 finding a resolution. G. Bechtholdt suggested the revised lot line may be shown on the Definitive Plan or  
221 submission of an ANR plan.

222  
223 Planning Board reviewed draft conditions of approval (general conditions and those specific to Mike's Way  
224 Definitive review) with Applicant/Engineer and public in attendance. Board reviewed location of required  
225 screening for the two existing properties at the entrance (landscaping and fencing), location and length of  
226 shoulder area parking (for student pick-up/drop-off), as well as access to drainage pond at the end of the cul-  
227 de-sac.

228  
229 A. Kafal. Planning Board member informed the Planning Board he needed to leave the meeting (at or about  
230 8:35 PM). Conventional subdivision plan approval requires a simple majority of the Planning Board; a voting  
231 quorum of the Board was maintained with his absence.

B. Massey indicated that he would like to see up to six (6) parking spaces along the roadway (increase from the 4 currently shown on the plan); Board members agreed. B. Massey also noted the community mailbox, if so required by the US Post Office shall be located on the same side of the roadway as the sidewalk (satisfying ADA standards).

G. Bechtholdt reviewed with the Board (and Applicant/Engineer) proposed access to the drainage pond (infiltration basin) and the need to provide screening, etc. G. Bechtholdt also noted planned septic systems shall not be located within the drainage/access easement area.

In lieu of dedicating open space, in accordance with the Subdivision Rules & Regulations, R. Henault agreed to provide the town with a one-time monetary donation (gift) of \$5,000.00 to be used to improve existing ballfields or other recreational facilities in town, consistent with other subdivision approvals of this size. After some discussion the Board/Applicant agreed to require payment to be satisfied prior to release of the third lot within the subdivision.

B. Massey sought additional comment/questions from the Planning Board; having none, B. Massey asked Dayonette Aviles, 2811 Providence Road if she had any addition questions with the subdivision proposal or her property; having none, the Planning Board concluded its public hearing.

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Yes; B. Massey – Yes; to close the Public Hearing.*

*Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Yes; B. Massey – Yes; to approve with conditions the definitive subdivision entitled “Mike’s Way” subject to the conditions discussed and including the following:* Mike’s Way is a single-access subdivision roadway (50-foot right-of-way), consisting of Mike’s Way shall terminate in a cul-de-sac, as shown on (endorsed) definitive Subdivision plan and may not be extended beyond the limits of the proposed public way; On-street vehicle parking area, for student pick-up/drop-off shall be provided along Mike’s Way, as shown on the (endorsed) Definitive Subdivision plan. Said parking area (for up to six spaces) shall extend along the southerly side of Mike’s Way from Station 00+50 through to Station 02+00; In addition to the eighteen (18) Pin Oaks proposed (street trees), Owner/Applicant shall plant a minimum of twelve (12) Eastern Arborvitae along the southerly side of Mike’s Way to provide a visual buffer along the subject property and abutter to the south; Owner/Applicant shall install 6-foot high privacy fencing (white-vinyl commercial-grade) along the northerly side of Mike’s Way to provide a visual buffer along the subject property and abutter to the north. Said fencing shall be set back from the intersection of Providence Road and extend through to Station 01+25. The 6-foot high privacy fencing shall be maintained and installed as part of initial site construction; After consultation with abutter(s) and agreeance to, alternative buffer/screening may be reviewed and approved by the Planning Board; As part of its Definitive Subdivision plan approval, Owner/Applicant agrees to work in good faith with abutter (J. Vallee) to convey land (portion of Lot 6) to AP 19/101, so existing stone wall is incorporated into adjacent private property; A driveway apron shall be installed within the cul-de-sac for access to the infiltration basin (Lot 5), where a stabilized gravel access drive (minimum 8-foot width) shall be provided; the maximum grade (slope) of the access drive shall be 10%, unless otherwise permitted by the Department of Public Works; A turn-around area (at the basin) shall be provided as may be required by the Department of Public Works; The drainage easement area (Lot 5), gravel access drive to the infiltration basin shall be further delineated with a white

vinyl split-rail fence (commercial-grade) installed along the property line of Lot 4 & Lot 5, from the driveway apron through to the infiltration basin (approximately 150-feet); Under the direction of the Fire Department, if so required, the Owner/Applicant shall relocate/adjust the existing fire hydrant located directly north of the subdivision entrance on Providence Road; Clear-cutting of trees beyond the limits of the right-of-way (50-foot width) shall not be permitted; Planning Board defers to the Director of Public Works (& MassHighway /MassDOT) regarding proposed curb cut on Providence Road (Route 122) as this section of roadway is under the jurisdiction of MassHighway /MassDOT; Owner/Applicant shall coordinate with the Department of Public Works and MassHighway (MassDOT) to determine if the existing catch basin on Providence Road within proximity to the proposed subdivision roadway (Mike's Way) is to be relocated. If so required, Owner/Applicant shall relocate catch basin under the direction of DPW (and MassHighway) prior to any site clearing; As part of the subdivision development approval, the Owner/Applicant agrees to provide the town with a one-time monetary contribution (gift) of \$5,000.00 towards improvements to town recreational facilities. The town, at the discretion of the PLAYGROUND & RECREATION COMMISSION shall utilize funds for improvements such as, but not limited to expansion/improvements to existing ball fields, parking area and compliance with ADA standards. Such contribution shall be provided to the town prior to issuance of lot release of the third building lot; Prior to endorsement, Owner/Applicant shall secure approval from MassHighway (/MassDOT) roadway curb cut onto Providence Road (Route 122), with copy of same provided to Planning Board and Department of Public Works; Prior to issuance of Building Permit, the gravel access drive (to infiltration basin) and white vinyl split-rail fencing shall be installed; and Prior to Lot Release, requirements (if any) of MassHighway (/MassDOT) shall be satisfied by the Owner/Applicant as it relates to the issuance of a curb cut permit and the existing catch basin on Providence Road (Route 122).

**VIII. RETAIL MARIJUANA DISPENSARY -CONTINUED PUBLIC HEARING**

OSTERMAN COMMERCE PARK BLDG #4 (Eskar Northbridge, LLC)

§173-18.6 Retail Marijuana Dispensary -Special Permit

§173.49.1 -Site Plan Review

As a result of A. Kafal absence (left meeting) B. Massey asked Applicant/Engineer if they would like to continue with only four (4) voting members present. Because A. Kafal is not in attendance he may no longer participate in the review if the Planning Board was to proceed without him.

B. Massey explained all four (4) members would need to vote in the affirmative (approve) in order to satisfy a 2/3 majority vote for the Special Permit application. B. Massey explained if one member votes no, then the Special Permit would not be granted, noting the Town has not adopted the Mullen Rule which would have allowed A. Kafal to remain a voting member provided he reviewed missed proceedings.

R. Knapik (Knapik Law), asked the Planning Board for some time to confer with his client (offline). After some deliberation, R. Knapik and his client (Michael Hunnewell) returned to the meeting, deciding it would be prudent for them to continue the Public Hearing (without discussion) to the next available meeting.

*Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 4-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Yes; B. Massey – Yes; to continue the Public Hearing, at the request of the Applicant/Engineer to September 08, 2020 at 7:45PM.*

In doing so A. Kafal shall remain a voting member on this matter, as he did not miss any review or deliberation regarding the site plan/special permit applications.

## 323 OLD/NEW BUSINESS

324 Approval of Meeting Minutes -August 11, 2020

325 The Planning Board tabled the minutes of August 11, 2020.

326 2020 Fall Annual Town Meeting -Tuesday, October 27, 2020 (Warrant Closes -Friday, August 28, 2020)

327 Point of information -no discussion.

328 2020 FATM Planning Board -Vote to Sponsor Article(s)

329 B. Massey asked if Planning Board members had any additional articles (zoning amendments, etc.) they wish  
330 to pursue at the Fall Annual Town Meeting. Having none, G. Bechtholdt reviewed with the Board  
331 proceedings for Hannah Drive street acceptance, noting the Board of Selectmen will need to layout Hannah  
332 Drive before Town Meeting considerations, with the Planning Board offering its recommendation on the  
333 layout. G. Bechtholdt explained, the Planning office will send notice to the property owners within  
334 Carpenter Estates (Hannah Drive) inviting them to participate during the Planning Board meeting to review  
335 any questions or concerns with the subdivision improvements before the Planning Board provides its  
336 recommendation on the street acceptance article for Town Meeting, which if the Developer fails to address  
337 outstanding issues the Planning Board may look to pass over the article at Town Meeting.

338 Planning Board -Associate Member (Vacancy)

339 Point of information -no discussion.

340 Planning Board Concerns

341 None noted at this time.

342 Mail –Review

343 In addition to the mail listed (attached) the Planning Board noted receipt of the following communications:  
344 Agenda dated August 25, 2020; Draft Agenda for September 08, 2020; Memo dated July 22, 2005 regarding  
345 Committee Reorganization and Filing of Minutes; Citizens Forum document; Notice of Public Hearing for Lots  
346 2 & 3 Hill Street for Scenic Roadway and Heritage Zoning District; Letter dated July 07, 2020 to Planning  
347 Board from Andrews Survey & Engineering, Inc. regarding Lots 2 & 3 Hill Street Special Permit and Scenic  
348 Road Application; Special Permit application dated July 07, 2020 for Lots 2 & 3 Hill Street; Scenic Road Permit  
349 Application dated July 07, 2020 for Lots 2 & 3 Hill Street (formerly part of 120 Hill Street); Site Layout Plan of  
350 Lots 2 & 3 Hill Street dated June 23, 2020; Memo dated July 21, 2020 to Planning Board from Town Planner  
351 regarding Lots 2 & 3 Hill Street (formerly part of 120 Hill Street) Special Permit -Heritage District & Scenic  
352 Road Permit; Review Report Form dated July 21, 2020 to Historical Commission & Conservation Commission  
353 from Town Planner regarding Lots 2 & 3 Hill Street (formerly part of 120 Hill Street) Scenic Roadway Permit -  
354 Stonewall; Plan Review Report Form dated July 20, 2020 to Town Manager/BOS; Assessors Office; Building  
355 Inspector; Board of Health; Conservation Commission; DPW Director (Tree Warden); Fire Department;  
356 Highway Superintendent; Police Department; & Whitinsville Water Company from Town Planner regarding  
357 Lots 2 & 3 Hill Street (formerly part of 120 Hill Street) Heritage District Special Permit & Scenic Roadway  
358 Permit; Memo dated July 23, 2020 to Town Planner from Conservation Agent regarding Lots 2 & 3 Hill Street  
359 Special Permit; Memo dated August 19, 2020 to Planning Board from Historical Commission regarding Lots 2  
360 & 3 Hill Street Special Permit & Scenic Road Application; Email dated July 15, 2020 to Town Planner from the  
361 Assessor regarding Lots 2 & 3 Hill Street ownership; Letter dated July 21, 2020 to Planning Board from



Whitinsville Water Company regarding 120 Hill Street Lot Subdivision Water Services; Mike's Way Layout Plan dated July 09, 2020; Draft Special Permit Decision for Eskar Northbridge, LLC -Osterman Commerce Park (Building 4); Phase 3, Building 4 Osterman Commerce Park Layout Plan dated May 29, 2020; Letter dated August 12, 2020 to Town Clerk from Town Planner regarding Hannah Drive Street Acceptance; Memo dated August 18, 2020 to Town Planner from Town Manager's Office regarding Hannah Drive Intent to Lay Out; Site Visit Report from Graves Engineering dated August 04, 2020 regarding Presidential Farms, Phase V; Site Visit Report from Graves Engineering dated July 02, 2020 concerning Stone Hill Condominiums & Syncarpha Northbridge I Community Solar Project; Site Visit Report from Graves Engineering dated July 07, 2020 concerning Stone Hill Condominiums & Syncarpha Northbridge I Community Solar Project; Site Visit Report from Graves Engineering dated July 21, 2020 concerning Stone Hill Condominiums & Syncarpha Northbridge I Community Solar Project; 2020 Planning Board Schedule of Meeting Dates.

#### Other


Lovey's Garden Marketplace -H. Berkowitz noticed the tent and sale items are being relocated within the property; suggesting the letter from Planning Board Chair (and Enforcement Notice from Conservation) may have gotten his attention and hopefully complies with the Planning Board's conditions of approval.

Stone Hill Condos -Planning in receipt of email communication from Owner of 490 Church Street, noting he is pleased with work done on his property by REPM (Stone Hill Condos) to repair backyard damaged as a result of stormwater from Stone Hill Condos and the adjacent solar project; property owner is happy with the efforts made by the developer (REPM) at Stone Hill Condos and displeased with the developer (CS Energy) of the solar project not taking any responsibility until they were to be possibly shutdown (by the town); property owner was appreciative of the Planning Board helping to facilitate and advocate on his behalf to resolve concerns.

#### ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of Tuesday, August 25, 2020 at or about 9:15 PM.

Respectfully submitted,

  
Barbara A. Kinney  
Planning Administrative Assistant

Approved by the Planning Board: \_\_\_\_\_



Cc: Town Clerk  
/File

FROM	DATE	SUBJECT
Conservation Commission	08/25/2020	NOI – 145 Carpenter Road

ZBA

- Public Hearing Notice – (Rescheduled) Application of 342-350 Providence Road, LLC for Special Permit to convert the existing building into apartments (4) with an addition for (4) more apartments for a total of (8) at 342-350 Providence Road.
- Public Hearing Notice – Application of Whitehorse Truck & Trailer Service and Sales, Inc. (applicant) for a Special Permit to operate a business consisting of sales and repair of horse trailers and other farm related trailers at 300 Commerce Drive owned by VE Properties IX, Inc.
- Public Hearing Notice – Application of Northbridge McQuade, LLC to consider the petition regarding land on McQuade's Lane for the approval of the development of a solar power facility on land that is zoned Industrial and Residential which does not have the required frontage with only an access on a residential street known as McQuade's Lane. A large scale solar energy facility is an allowed use in an Industrial District but not in a Residential District. This matter comes before the ZBA as a result of a second remand order of the Land Court in which the ZBA denied a request for a Variance from the stated frontage and use restrictions.

Sutton

- Public Hearing Notice – Application of Christine Goodwin for permission to remove one public shade tree and 48 inches of stone wall to improve the safety of entering and exiting the driveway at 480 Boston Road under the Scenic Roadway and Public Shade Tree bylaw(s).
- Decision – Approved with Conditions the Special Permit / Site Plan for Leonard Zannoti and Theresa Karns by using an existing garage for a showroom and retail sales of handmade wood items by appointment only at 126 Worcester Providence Turnpike.

Uxbridge

- Public Hearing Notice – Application of Penbrooke Realty Trust / Louis C Tusino, Trustee; Greenville Lot Realty Trust / Louis C. Tuscino, Trustee and Donna Yargeau, Trustee (owners) and Campanelli Development VI, LLC (applicant) for a Special Permit for a major non-residential project creating a gross floor area greater than 20,000 square feet and providing more than 50 parking spaces at 515 Douglas St, 435 Douglas Street and Hazel Street.
- Public Hearing Notice – Application of Penbrook Realty Trust / Louis C Tusino, Trustee; Greenville Lot Realty Trust / Louis C. Tuscino, Trustee and Donna Yargeau, Trustee (owners) and Campanelli Development VI, LLC (applicant) for a Special Permit for a warehouse use within the Business District at 515 Douglas St, 435 Douglas Street and Hazel Street.
- Public Hearing Notice - Application of Penbrook Realty Trust / Louis C Tusino, Trustee; Greenville Lot Realty Trust / Louis C. Tuscino, Trustee and Donna Yargeau, Trustee (owners) and Campanelli Development VI, LLC (applicant) for a Stormwater Permit for a proposed disturbance of +/-41 acres and the creation of +/-35.7 acres of impervious area at 515 Douglas St, 435 Douglas Street and Hazel Street.
- Application of Penbrook Realty Trust / Louis C Tusino, Trustee; Greenville Lot Realty Trust / Louis C. Tuscino, Trustee and Donna Yargeau, Trustee (owners) and Campanelli Development VI, LLC (applicant) for a Fill / Importation Permit to import less than 100,000 cubic yards of earth materials for the construction of base gravel for driveways and parking lots and structural fill for the buildings at 515 Douglas St, 435 Douglas Street and Hazel Street.
- Decision – Granted with Conditions the Earth Removal Permit for 0 West Street.

Uxbridge ZBA

- Public Hearing Notice – Application of Kevin Donaldson for a Special Permit to operate Bay State Auto Reconditioning, LLC, an automobile cleaning and detailing business at 125 North Main Street.