

**NORTHBRIDGE PLANNING BOARD****MINUTES****Tuesday, October 13, 2020**NORTHBRIDGE TOWN CLERK
LINDA B. STEWART

JOIN ZOOM MEETING

<https://zoom.us/j/91044489642?pwd=Sl0dOZlblppNG1tdE9FeDMvMWs3Zz09>

Meeting ID: 910 4448 9642

Passcode: 385595

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 7:04PM. Harry Berkowitz - Yes; James Berkowitz - Yes; Abdul Kafal – 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: Glenn King, Community Preservation Committee Chair; Stanley Piecowicz; George Connors, Counselor at Law; Chris Quirk; Michael Bangma; and Muneer Ahmed, Pasture Development Group.

I. CITIZENS FORUM

B. Massey explained, Citizen's Forum is intended to provide the public with an opportunity to present concerns to the Planning Board not included on the agenda. 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 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.

II. COMMUNITY PRESERVATION PLAN (DRAFT) – REVIEW/DISCUSSION

Joint meeting with Community Preservation Committee

Public Forum/Informational Workshop

Discussion was originally scheduled for April 2020, however postponed due to COVID-19, State of Emergency. Glenn King, Chair of the Northbridge Community Preservation Committee (CPC) provided the Planning Board with an overview on Community Preservation Act (CPA) and how local adoption of the CPA is being administered in Northbridge. G. King explained the Committee is comprised of nine (9) members appointed by the Board of Selectmen; including representatives from the Conservation Commission, Planning Board, Playground & Recreation, Historic Commission, School Committee, Housing Authority and three members at large. It was noted Rainer Forst represents the Planning Board and Harry Berkowitz is one of the members at large.

Glenn King explained that Northbridge adopted the Community Preservation Act in 2017. The Community Preservation Act created a mechanism for towns adopting the CPA, to address open space and recreation projects, affordable housing needs and historic preservation. In Northbridge CPA has a 1% surcharge on property taxes. G. King explained that the CPC is currently preparing a Community Preservation Plan for the town, noting the purpose of tonight's discussion is to introduce the draft CP Plan to the public for initial review and feedback before the plan is formally adopted by the CPC.

G. King explained the CP Plan will identify goals for the four (4) eligible CPA funding categories (Community Housing, Historic Resources, Open Space, and Recreational Use); establishes application and review procedures and process in which CPA funds may be awarded (Town Meeting vote). The CPC will review all project applications received and must decide whether to sponsor projects for Town Meeting considerations. At Town Meeting, the cost can be approved as submitted or reduced, but the cost cannot be increased.

J. Berkowitz wanted to know if there are any projects in mind yet and what the current balance is in the CPA account. G. King explained that there is about \$50,000 allocated in each category (Community Housing, Historic Resources, and Open Space & Recreational Use) and about \$300,000 to \$340,000 unallocated in reserves currently. H. Berkowitz mentioned that the Town can borrow funds (bond) and pay the bond back with future CPA funds. Projects can also be leveraged from other sources such as matching grants.

Mike Bangma (resident) thanked Glenn King and commented this was a great explanation of how CPA funds may be used in town. He then wanted to know if the Town will be looking at large undeveloped open spaces such as the Castle Hill property to preserve and not develop it. There are also properties owned by the town or State that do not have parking that could be improved. He also suggested that the town beach on Meadow Pond may also be looked at. G. King thanked Mr. Bangma and explained that any individual resident, board/committee or local organization may submit an application for requesting CPA funds.

G. King advised the Planning Board that the CPC is scheduled to meet November 02, 2020 to continue the review of the draft Community Preservation Plan and hopes to formally adopt the Plan early next year.

OLD/NEW BUSINESS

Approval of Meeting Minutes –September 08 & September 22, 2020

Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 5-0 by roll call vote of B. Massey (Yes); H. Berkowitz - Yes; J. Berkowitz - Yes; A. Kafal – Yes; and R. Forst – Yes to approve the minutes of September 08, 2020. The minutes of September 22, 2020 were tabled.

2020 Fall Annual Town Meeting (FATM) -Tuesday, October 27, 2020 (7:00 PM)

The Planning Board reviewed the Report & Recommendation for Article 3, noting B. Massey will present it at the Fall Annual Town Meeting (to be held at the Middle School).

Planning Board Consultant -Vote to Engage Services (342-350 Providence Road)

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to engage the services of Graves Engineering for the peer review of 342-350 Providence Road; by roll call vote of B.

Massey (Yes); H. Berkowitz - Yes; J. Berkowitz - Yes; and A. Kafal – Yes. R. Forst stepped away from the ZOOM meeting and was not present for the vote.

Carpenter Estates -Performance Surety (Street Trees)

An updated construction cost estimate has been submitted by Graves Engineering dated October 1, 2020. The streetlights are being coordinated with the Department of Public Works and National Grid and the fixtures are on back order. We will hold \$1,500 back for the streetlight and per Jeff Walsh (Graves Engineering) the street trees estimate is \$14,400. That works out to \$400 per tree and the trees need to be guaranteed for two (2) years. The Planning Board discussed what percentage to use as not all trees will need to be replaced. The Planning Board will allow a reduced amount as the developer will do a cash deposit. The Planning Board thinks 25% of the \$14,400 will be enough to hold in the cash bond to cover any trees that will need to be replaced. The total of the cash bond will be \$5,100 with \$1,500 for the streetlight and \$3,600 for the trees. The developer will have this money returned to him if it is not needed. The guardrail and post improvements to address concerns have been completed. G. Bechtholdt advised the Board that a resident is not satisfied with the guardrail. B. Massey stated he thinks they did an excellent job addressing the concerns and the rest of the Planning Board agreed. *Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of B. Massey (Yes); H. Berkowitz - Yes; J. Berkowitz - Yes; A. Kafal – Yes; and R. Forst – Yes to reduce the bond to \$5,100 for the guaranty of the street trees and installation of the streetlight.*

Upton Street (upper section) Rezoning Proposal (from I-1 to R-2) -Informal Discussion

Planning Board reviewed with George Connors and Chris Quirk proposal to development land adjacent to Shining Rock Golf Course, along the upper end of Upton Street. The subject property is zoned Industrial and would require a zoning change to allow for the proposed residential use. G. Connors and C. Quirk reviewed with the Planning Board development proposal for 68-units of senior housing (17 buildings with 4-units each). G. Connors suggested the project would not impact the schools and have a minimum impact on town services. H. Berkowitz expressed concerns with improving Upton Street through the Town of Upton, where Upton Street would become a through street. Mr. Berkowitz suggested this would create traffic problems at Providence Road/Sutton and School Street intersection, which is already problematic. M. Berkowitz also noted that the constructed portion of Upton Street (lower end) is very narrow and does not have curbing or formal drainage for stormwater management; adding the homes along Upton Street are very close to the roadway. R. Forst questioned if there are any plans to create an east/west connector. Mr. Berkowitz is opposed to any project that would make Upton Street a throughway. G. Connors and C. Quirk suggested they would not utilize Upton Street (lower portion) and would block it off with a gate; they would access the property from Upton. Mr. Bechtholdt suggested they review the legal status of Upton Street, noting its understanding that Upton Street may still be a public way and may not simply be gated. G. Bechtholdt indicated that this portion of Upton Street may not have been formally abandoned or discontinued, suggested any proposal would need to vet the legal status of Upton Street. Mr. Bechtholdt agreed with H. Berkowitz and other Planning Board members about initial concerns with making Upton Street a throughway. Mr. Bechtholdt cautioned Mr. Connors and Mr. Quirk that they likely need to contact the Town of Upton to see if they would allow for access from Hartford Avenue (Upton Street portion in Upton). C. Quirk explained to the Board that the senior living market remains strong in Northbridge; H. Berkowitz tended to agree, suggesting all of the valley there may be a greater need based on discussions he has had with local realtors. Board members suggested if a development comes in from the Town of Upton side it will not be as big of a problem. R. Forst would like to see confirmation from Upton that a development can have

access from Hartford Avenue in Upton. G. Bechtholdt suggested if Mr. Connors and Mr. Quirk want to pursue a zoning amendment they do so by petition, recommending the Planning Board not sponsor such an article. Mr. Connors and Mr. Quirk thanked the Planning Board for the comments and will work on preparing something for future consideration. Mr. Bechtholdt advised Mr. Connors and Mr. Quirk that Town Meetings tend to come quick and would need to provide the Planning Board with a draft zoning provision soon; to allow the Board to review and hold necessary public hearings, etc.

Subdivision/Site Development -Status/Update(s)

G. Bechtholdt stated that he sent an Email to the developers asking for an updated construction schedule and has not received any responses yet. The Planning Office is in receipt of a letter from Terreno Realty dated September 20, 2020 looking for a bond reduction at Leonardo Estates and Joe Leonardo is not happy with the estimates from the current peer engineer (Graves Engineering) and wants to use figures from two (2) years ago of the previous engineer (JH Engineering). The Planning Board will not allow reduction and the developer needs to do more work to warrant any further reduction. Joe Leonardo has contacted the Town Manager regarding this when he should be contacting the Planning Board. There are some things that are almost complete that could be finished to reduce the estimate and justify a bond reduction. However, he has not made any progress. For Camelot, the paving has been completed on Rebecca Road and Joseph Circle (Phase 1A & 1B). WW Contracting will be the contractor completing Phases 3 and 4 which includes the rest of Rebecca Road, Genivieve Drive and Grace Street. More information will be presented at the next meeting. J. Walsh (Graves Engineering) did a walkthrough and will prepare an estimate for the DPW to review; once the Department of Public Works reviews the estimate, J. Walsh will issue with copy provided to the Planning Board and the surety amount will be adjusted accordingly. Not much progress has been made at Hemlock Estates. Moon Hill Estates has most items in order. They have blasted a gorge that is 20 feet deep for the roadway, which is amazing, said B. Massey. The operation is extremely organized and smoothly run. Mr. Bechtholdt cautioned Board members, when visiting a site be sure to check in with the contractor(s), they are blasting and need to be aware. Mr. Bechtholdt also noted it is hunting season and to be mindful walking through the woods, suggesting they wear bright colors, noting Planning has vests in the office if needed.

Planning Board Associate Member –Vacancy

H. Berkowitz is contacting an individual interested in the vacancy and will see him next week.

Planning Board Concerns

The Planning Board has no concerns at this time.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Agenda dated October 13, 2020; Draft Agenda dated November 10, 2020; Citizens Forum document; Community Preservation Plan Draft dated October 2020; Draft Planning Board Minutes of September 08, 2020; 2020 Fall Annual Town Meeting Planning Board Report & Recommendation for Article #3 Hannah Drive – Street Acceptance; Letter dated October 1, 2020 to Planning Board from Graves Engineering regarding Carpenter Estates (Hannah Drive) Updated Engineer's Opinion Construction Cost Estimate; Letter dated September 03, 2020 to Town Planner from George F. Connors Attorney at Law concerning a Rezoning proposal discussion for Upton Street; Assessor's Map 25; Untitled Map Figure 2 from Google Earth of Shining Rock Golf Club and adjacent land; Plan of Land Upton Street dated February 24,

2009; Plan of Land in Northbridge & Upton dated February 16, 1999; Property Record Card for 421 Upton Street; Property Record Card for Upton Street (Map 25, Parcel 162); Zoning Map of Northbridge dated October 2018; Figure 7A; Town of Upton Zoning Map Revised June 2008; Town of Grafton Zoning Map (Figure 8A); Oliver Locus Map (Figure 9); Open Space State Forest Map (Figure 9A); Aerial Photo 2019 (Figure 10); Town of Grafton, MA town line / solar farm map (Figure 10A); Google Maps Northbridge fire station (Figure 11); Northbridge in 2005 The Vision Statement; Goals and Action Items; Letter dated September 20, 2020 to Planning Board from Terreno Realty, LLC regarding Leonardo Estates Building Permit for Lot 13 and Bond Reduction Request; Letter dated September 20, 2020 to Planning Board from Gary and Noreen Arpin regarding Leonardo Estates sidewalks; Letter dated October 01, 2020 to Planning Board from Terreno Realty, LLC regarding Leonardo Estates, Building Permit for Lot 13 and Bond Reduction Request; Document dated September 24, 2020 to Joe Leonardo from Town Planner regarding Building Permit Application Lot 13; Leonardo Estates Site Development Estimates spreadsheet dated September 20, 2020; Letter dated January 26, 2017 / January 26, 2018 to Town Planner from JH Engineering Group regarding Leonardo Estates (Windstone Drive) Engineer's Construction Estimate; Letter dated August 31, 2020 to Planning Board from Graves Engineering, Inc. regarding Leonardo Estates (Windstone Drive) Engineer's Opinion Construction Cost Estimate; Community Planning & Development – Weekly Report September 21-25, 2020; Community Planning & Development - Weekly Report September 28 – October 02, 2020; 2020 Planning Board Schedule of Meeting Dates.

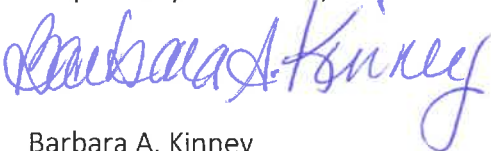
Other

None

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of October 13, 2020 at or about 8:33PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk
/File

FROM	DATE	SUBJECT
Land Planning, Inc.	09/24/2020	342-350 Site Plan Review (November Agenda)
Town Clerk's Office	10/01/2020	Certificate of Approval Special Permit Retail Marijuana (Osterman)
Terreno Realty LLC	09/20/2020	Leonardo Estates Bldg Permit for Lot 13 & Bond Reduction Request
Conservation Commission	09/24/2020	NOI - Proposed Bus Barn in Uxbridge w/ portion is Northbridge

Douglas

- Public Hearing Notice – Proposed amendments to Zoning Bylaws to re-zone and amend existing zoning map to change the Rural Agricultural (RA) Zoning District to Industrial (I) on Tax Assessor's Parcels: Map 138, Parcels 44, 45, and 45.1; Map 141, Parcel 67 and Map 139, Parcel 1.
- Public Hearing Notice – Proposed amendments to the Zoning Bylaws to amend the Use Table by adding a new commercial use (car wash).

Uxbridge

- Decision – Granted Special Permit for Waucantuck Heights.
- Decision – Granted Special Permit for Campanelli Business Park Special Permit for Major Nonresidential project and warehouse use.

Uxbridge BOS

- Public Hearing Notice – Application of for a Class II license to purchase and sell second-hand motor vehicles for Fairlane Motors at 504 Quaker Highway and an Application to transfer a Class II License to purchase and sell second-hand motor vehicles and a Class III motor vehicle junk license to Series 1, P.S., a protected Series of Braca, LLC having a business at 0 Hazel Street, 518 Hazel Street and 546 Hazel Street.

Uxbridge ZBA

- Public Hearing Notice – Application of Chad Woodward for a Special Permit to obtain a Class II Auto Dealer License to conduct the sales of used trucks at 165 Ironstone Road.

Upton ZBA

- Decision – Granted a Special Permit and a Variance to Mariana & Georgios Vasilakeris for an attached in-law apartment on a new house to be built at 158 Glenview Street.
- Decision – Granted a Special Permit for an in-law apartment to the existing house and a Variance for front yard setback to Lauren Oles & Kyle Van Offeren at 63 Glen Avenue.
- Public Hearing Notice – Application of Ann & Michael Kerouac for a Variance from the rear setback requirement for installation of an in-ground swimming pool at 56 Christian Hill Road.