

RECEIVED

**NORTHBRIDGE PLANNING BOARD
MINUTES****Tuesday, November 24, 2020**<https://zoom.us/j/91473236297?pwd=Umx2RlF0TDJlSGplZ2lPTldDNWVSZz09>

Meeting ID: 914 7323 6297

Passcode: 303883

Dial-in Option: (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 7:02PM. Harry Berkowitz - Yes; James Berkowitz - Yes; and Rainer Forst - Yes were in attendance. Abdul Kafal was absent. 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: Jeff Walsh, PE, Graves Engineering, Inc. (Planning Board Consultant); Norman Hill, PE, Land Planning, Inc.; Dave Eldredge & Josh Skowyra.

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, arrangements 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. 342-350 PROVIDENCE ROAD – CONTINUED PUBLIC HEARING**8-unit Multi-family Dwelling -\$173.49.1 - Site Plan Review****Assessors Map 24, Parcel 104**

G. Bechtholdt explained the Safety Committee has since approved the revised plans and the landscape strip has been extended with additional parking added as requested by the Planning Board. Norman Hill reviewed the location of the four (4) parking spaces for a total of 20. Mr. Hill then reviewed the buffer strip between the adjacent residential property which was extended to address concerns of the abutter. Jeff Walsh acknowledged receipt of revised plan and noted his earlier comments have now been addressed.

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

Upon motion duly made (J. 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; and B. Massey – Yes to approve the Site Plan with conditions and subject to special conditions, if any issued by the Zoning Board.

OLD / NEW BUSINESS

Approval of Meeting Minutes -November 10, 2020

The minutes of November 10, 2020 were tabled to the next meeting.

Bylaw Review Committee -Planning Board Appointee/Designee

R. Forst and J. Berkowitz both expressed interest in being appointed to the Bylaw Review Committee. R. Forst explained that he has found some areas in the bylaw to be vague and would like to correct / tighten them up. R. Forst is also the representative for the Charter Review Committee. J. Berkowitz is interested to clean up the bylaw issues as well. He is fine with R. Forst being the representative as long as he is attentive to the issues. *Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz) the Planning Board voted 4-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Yes; and B. Massey – Yes to appoint R. Forst as the Bylaw Review Committee representative.*

Digital Submission Standards –Discussion / Consideration to Amend Subdivision Regulations

G. Bechtholdt explained that he has spoken with Matt Franz (CMRPC) in the past regarding digital submission of plans and is looking for Planning Board input of whether they want to make this a requirement for definitive plans and ANRs. The Planning Board agreed it would be beneficial to have formal standards in the town's regulations. Public Hearing for January 12, 2021 will be scheduled.

2021 Planning Board Calendar -Vote to Set Meeting Schedule

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; and B. Massey – Yes to approve the 2021 Planning Board Meeting Calendar.

December 22, 2020 -Vote to Cancel Meeting

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; and B. Massey – Yes to cancel the December 22, 2020 Planning Board Meeting.

Stone Hill Condos (Monetary Donation) -Vote to Consider Payment Option

Planning Board is in receipt of follow-up offer by Developer to provide a lump-sum payment in lieu of the payment schedule included in the special permit where the sum of \$467,500 is to be provided based upon the buildout of the site development. The Developer, as provided for in the special permit may seek approval from the Planning Board for a reduced lump-sum amount. G. Bechtholdt reminded the Board that the Developer had initially offered a lump-sum of \$300,000, however was not agreed to by the Planning Board; the Developer is now willing to offer a lump sum of \$350,000 in lieu of the \$467,500 to be provided based upon the buildout of the project. Board members indicated once again, they would consider a lump-sum payment of \$400,000 and did not see the benefit in reducing the amount beyond that figure. G. Bechtholdt will inform the Developer accordingly, noting the Board would be willing to accept \$400,000 in lump-sum or the original \$467,500.00 as detailed and described in the special permit approval.

Subdivision/Site Development -Status/Updates

G. Bechtholdt informed the Board that a new contractor, WW Contracting, LLC will be constructing Phase 2 & Phase 3 of the Camelot. B. Massey noted he is aware and is impressed with what they have done so far. G. Bechtholdt advised the Board a portion of the sidewalk along Joseph Circle needs to be extended through the driveway of one of the house lots. Additionally, the property owner of the same lot wants to know what can be done to correct their driveway as its alignment is in conflict with a fire hydrant when backing up their car out of the garage. Homeowner suggests the hydrant is too close to the driveway. G. Bechtholdt reminded the Board that this particular lot was not developed by the subdivision developer but a separate builder. The Planning Board believes this to be a builder issue and not something they can require the Developer to correct. The Board noted the hydrant was installed prior to home construction and driveway install; it should be up to the property owner and Builder to resolve any concerns. B. Massey indicated that he viewed the hydrant, suggesting it's 6 to 8-feet from the driveway, which he agrees is an odd alignment from the garage to the roadway. Planning Board does not believe this to be an issue of the subdivision. G. Bechtholdt explained that he would contact the Developer for Leonardo Estates regarding scheduling the public hearing required to consider the elimination of sidewalk along Windstone Drive. Arrangements shall be made for the Planning Board to consider at its meeting of January 12, 2021. G. Bechtholdt informed the Planning Board that the stonewall installed along the backside of the sidewalk (Roosevelt Drive) is within the layout (right-of-way). In communicating with the DPW Director, he is willing to consent to and allow for the retaining wall to remain provided the property owner issues an indemnification agreement with the town. B. Massey asked if DPW has provided any updates on the status of streetlight installs within the subdivisions; Planning is not in receipt of any new information. G. Bechtholdt note the last time he spoke with the Developer for Carpenter Estates the light fixtures were delayed, but has not heard from DPW specifically. G. Bechtholdt explained to the Planning Board that David Pickart, Conservation Agent and Jeff Walsh, Planning Board Consultant have both been conducting site visits at Moon Hill Estates, noting no reports of issues.

Planning Board Associate Member –Vacancy
Point of Information.Planning Board Concerns

None

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda dated November 24, 2020; Draft Planning Board Agenda dated December 08, 2020; Citizens Forum document; Landscape Plan of 342-350 Providence Road dated October 30, 2020; Email dated November 06, 2020 to Town Planner from Executive Assistant to the Town Manager regarding Bylaw Review Committee representative from the Planning Board; Email dated October 14, 2020 to Town Planner from Central Massachusetts Regional Planning Commission concerning Digital Submission Standards Language; Draft Planning Board Schedule of Meeting Dates 2021; Email dated November 06, 2020 to Town Planner from Boucher Real Estate regarding Stone Hill Condos – Affordable Housing Payment; Site Visit Report dated November 4, 2020 from Graves Engineering, Inc. concerning The Camelot, Phases 2 & 3; Site Visit Report dated November 09, 2020 from Graves Engineering, Inc. regarding The Camelot, Phases 2 & 3; Site Visit Report dated November 10, 2020 from Graves Engineering regarding The Camelot, Phases 2 & 3; Site Visit Report dated November 12, 2020 from Graves Engineering concerning The Camelot, Phases 2 & 3; Planning Board Schedule of Meeting Dates 2020.

Other

None

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of November 24, 2020 at or about 7:50 PM.

Respectfully submitted,

Approved by the Planning Board:


Barbara A. Kinney

Planning Administrative Assistant



Cc: Town Clerk
/File

November 24, 2020

Planning Board

[illegible]

Uxbridge ZBA

- Public Hearing Notice – Application of Lisa M. Hefron for a Variance of the front yard setback requirements for detached garages and accessory uses from 75 feet to 10 feet to construct a detached garage at 191 Sutton Street.