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**NORTHBRIDGE PLANNING BOARD
MINUTES****Tuesday, December 08, 2020**

Join Zoom Meeting

<https://zoom.us/j/99309532697?pwd=a1FzdHFZRXVhMnFqYzc1cVY0d1B6Zz09>

Meeting ID: 993 0953 2697

Passcode: 248218

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 7:01PM. Abdul Kafal – Yes; James Berkowitz - Yes; and Rainer Forst - Yes were in attendance. Harry Berkowitz 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).

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.

OLD / NEW BUSINESSApproval of Meeting Minutes –November 10 & November 24, 2020

Upon motion duly made (R. Forst) and seconded (J. Berkowitz), the Planning Board voted 4-0 by roll call vote of A. Kafal – Yes; J. Berkowitz – Yes; R. Forst – Yes; and B. Massey – Yes to approve the November 10, 2020 minutes with changes. The November 24, 2020 minutes were tabled.

126 Roosevelt Drive – Vote to Accept Indemnification Agreement / Stonewall

Planning Board acknowledged receipt of Indemnification Agreement and consent of same from Director of Public Works for 126 Roosevelt Drive, where stonewall was installed along the backside of the sidewalk within the layout (ROW) of Roosevelt Drive (unaccepted portion of).

Subdivision/Site Development -Status/Updates

Planning Board noted receipt of Graves Engineering, Inc. reports for Camelot (Phases 2 & 3) and Leonardo Estates.

Planning Board Associate Member –Vacancy
Point of Information.

Planning Board Concerns

J. Berkowitz mentioned that he observed at least one public shade tree being taken down in front of Lot 2 & 3 Hill Street (Scenic Road), questioned if the Builder had it removed or if the town (DPW Director/Tree Warden) had approved it because of its condition. G. Bechtholdt will check with the Tree Warden and Highway Superintendent.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda dated December 08, 2020; Draft Planning Board Agenda dated January 12, 2021; Citizens Forum document; Hold Harmless & Indemnification Agreement for 126 Roosevelt Drive; Memo dated November 25, 2020 to Town Planner from Public Works Director regarding 126 Roosevelt Drive Indemnification Agreement; Letter dated November 24, 2020 to Planning Board from Graves Engineering concerning 342-350 Providence Road Apartment Expansion Site Plan and Stormwater Review; Letter dated November 25, 2020 to Planning Board from Graves Engineering concerning 342-350 Providence Road Apartment Expansion Site Plan and Stormwater Review; Site Visit Report dated November 13, 2020 regarding The Camelot Phases 2 & 3; Site Visit Report dated November 16, 2020 regarding The Camelot Phases 2 & 3; Site Visit Report dated November 17, 2020 regarding The Camelot Phases 2 & 3; Site Visit Report dated November 19, 2020 regarding the Camelot Phases 2 & 3; Planning Board Schedule of Meeting Dates 2020; Planning Board Schedule of Meeting Dates 2021.

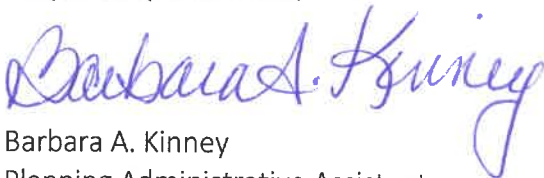
Other

The next Planning Board meeting is scheduled for January 12, 2021. Agenda items include Public Hearing for amendment to Subdivision Rules & Regulations, Digital Submission Standards, Public Hearing for the Leonardo Estates Modification to eliminate sidewalk, site modification of Burger King to include a second drive through queuing lane, and the establishment of surety bond amount and lot release considerations for Camelot Phases 2 & 3.

ADJOURNMENT

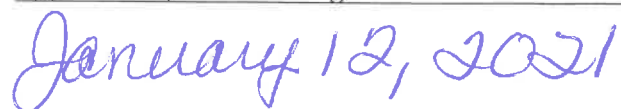
Having no additional business, the Planning Board adjourned its meeting of December 08, 2020 at or about 7:10 PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk
/File

Planning Board

Sutton

- Upton

- Upton ZBA

- Uxbridge

- ZBA

- **Public Hearing Notice – Application of Imperial Real Estate Holdings, LLC for a Variance in order to convert an existing building to a two-family dwelling at 2376 Providence Road.**
- **Public Hearing Notice – Application of Brad & Aubrie Choiniere for a Special Permit to operate an Auto Detailing Business at 300 Commerce Drive, Units 2 & 3, and is owned by Vincent Osterman, VE Properties IX, LLC.**
- **Public Hearing Notice – Application of Chips Excavation, LLC for a Special Permit to construct three (3) attached single-family homes at Lot 2 Arthur Drive.**