



## NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, March 09, 2021



*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, Chair Brian Massey called the meeting (held via ZOOM) to order at or about 7:10 PM with Harry Berkowitz, Rainer Forst, and Jim Berkowitz in attendance; Abdul Kafal was absent. R. Gary Bechtholdt II, Town Planner and Barbara A. Kinney, Planning Administrative Assistant were also present with Attorney Henry Lane and Andrew Howden in attendance.

### I. CITIZENS FORUM

None

### II. FORM A (552-554 & 562) CHURCH STREET -REVIEW/DECISION

ANR -81P Plan Assessors Map 14 Parcel(s) 87 & 88

Attorney Henry Lane, on behalf of the Owner/Applicant (Kathleen Malkasian Roberts) presented to the Planning Board ANR plan entitled "Plan of Land 552-554 Church Street, Northbridge, MA" prepared by HS & T Group, Inc. dated March 04, 2021. Attorney Lane provided subject property history, noting variance recently issued by the Zoning Board of Appeals to address setback concerns of an existing porch. Planning Board members acknowledged familiarity with the property. Attorney Lane explained purpose/intent of ANR plan is to convey Parcel A, consisting of ±294 square feet to address encroachment.

*Upon motion duly made (H. Berkowitz) and seconded (R. Forst) the Planning Board voted (4-0), unanimous roll-call vote to grant ANR plan, conveyance of Parcel A.*

Mr. Bechtholdt explained to Attorney Lane the Planning Board has authorized him, the Town Planner to endorse ANR plans, noting his signature is on file with the Worcester Registry of Deeds.

### OLD/NEW BUSINESS

Approval of Meeting Minutes –February 23, 2021

Planning Board took no action; tabled to next meeting.

Planning Board Meeting of March 23, 2021 -Vote Canceled

Point of information. Next meeting scheduled for Tuesday, April 13, 2021.

46 2021 Spring Annual Town Meeting (SATM) -Tuesday, May 04, 2021 (7:00 PM)

47 Point of Information. Mr. Bechtholdt noted no petition zoning amendment articles received.

48

49 Floodplain Bylaw Provisions -Zoning Amendment (public hearing TBD)

50 Mr. Bechtholdt explained James Sheehan, Building Inspector is currently reviewing this, as well as the  
51 Housing Choice Act of 2020 to determine what zoning amendments, if any, Northbridge will need to adopt  
52 to remain in compliance. Once information is received from the Building Inspector, same will be provided to  
53 the Planning Board for review and consideration.

54

55 Housing Choice Act of 2020 (Bill 5250) -Zoning Amendment (public hearing TBD)

56 See discussion item above.

57

58 Hemlock Estates -Construction Status (30-day Milestones)

59 Mr. Bechtholdt reminded the Planning Board that the Developer (J&F Marinella Dev) had provided the Board  
60 with a construction schedule for remaining improvements, however has not followed-up or completed the  
61 subdivision. Mr. Bechtholdt suggested the Planning Board have its consultant, Graves Engineering, Inc.  
62 perform a site inspection in the coming weeks (weather permitting) for the purpose of updating the  
63 punchlist and construction estimates prepared by the Board's previous consulting engineer (JH Engineering  
64 Group). Once completed same will be shared with the Developer, where the Planning Board may also  
65 schedule for discussion/consideration of calling in the performance bond in accordance with MGL.

66

67 MGL CH 41 SEC 81U -Proceedings

68 See discussion item above.

69

70 Subdivision/Site Development -Status/Updates

71 Mr. Bechtholdt noted the Planning Board's Consultant (Jeff Walsh, Graves Engineering, Inc.) and the town's  
72 Conservation Agent continue to do a great job overseeing and inspecting developments. Mr. Bechtholdt  
73 provided a brief status on the Camelot subdivision and Stone Hill Condominiums, senior living development  
74 off of Church Street. Board members inquired about the status of completion of the solar projects (Church  
75 Street/Providence Road & Puddon Street).

76

77 Planning Board Associate Member –Vacancy

78 Andrew Howden attended meeting expressing interest in the vacant Associate Member position. Chair  
79 Massey and Mr. Bechtholdt provided a general overview of the Planning Board's function and  
80 responsibilities. Harry Berkowitz offered insight as to what the Associate Member's role is; acting on special  
81 permit applications where a 2/3 majority is required. Mr. Berkowitz also noted the Associate position is by  
82 joint appointment of the Planning Board and Board of Selectmen. After some additional general discussion,  
83 the Planning Board encouraged Mr. Howden to contact the Town Manager/Board of Selectmen's office to  
84 consider his appointment to fill the long vacant Planning Board Associate Member position. Arrangements  
85 to be made for the Planning Board to offer its recommendation for joint-appointment at its next scheduled  
86 meeting (April 13, 2021). Planning Board members thanked Mr. Howden for his interest, noting he would be  
87 a good addition to the Board.

88

89 Planning Board Concerns

90 None noted at this time.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda dated 03/09/2021; (draft) Planning Board Agenda for 04/13/2021; Form A application dated March 02, 2021 for 564 Church Street; ANR plan entitled Plan of Land 552-554 Church Street, Northbridge, MA; (copy of) Community Planning & Development letter dated 02/26/2021 regarding meeting cancellation; (copy of) Community Planning & Development memorandum dated 03/01/2021 to Board of Selectmen regarding Camelot subdivision monetary donation; email communication from R. Gary Bechtholdt (02.24.2021) to proponents of Upton Road zone change (George Connors, Stan Pieciewicz & Christopher Quirk); Community Planning & Development weekly report for February 22-26, 2021; & 2021 Planning Board meeting calendar.

Other

None

**ADJOURNMENT**

Having no additional business, the Planning Board adjourned its meeting of Tuesday, March 09, 2021 at or about 7:35 PM.

Respectfully submitted,

Approved by the Planning Board:

R. Gary Bechtholdt II  
Town Planner

Cc: Town Clerk  
/File