



## NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, May 11, 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 (Yes) called the meeting (virtual meeting) to order at 7:06PM. Harry Berkowitz - Yes; Rainer Forst – Yes; Jim Berkowitz – Yes; Abdul Kafal – Yes; and Andrew Howden (Associate Member) – Yes; were in attendance. No one was absent. R. Gary Bechtholdt II, Town Planner and Barbara A. Kinney, Planning Administrative Assistant were also present.

Attendees also included Jason Bates; Bill Renaud; and Dave Brossi, Presidential Farms.

### I. CITIZENS FORUM

None

### II. FORM A's HUDSON STREET - REVIEW/DECISION ANR -81P Plan Assessor Map 21 Parcel(s) 97, 98 & 99

The Planning Board has seen this property before. They have been before the Planning Board several times already making changes to lot lines and they are moving some lot lines again. H. Berkowitz wanted to know why they are being moved again. This time they are being moved to accommodate a duplex. Once the lot lines have been moved, the lots will remain buildable. Some changes are needed on the plan before endorsement.

*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; R. Forst – Yes; A. Kafal – Yes; and B. Massey – Yes to GRANT ANR endorsement / approval for the above referenced plan, to create Lots 2R & 3R, as shown and described on the ANR plan.*

### III. PRESIDENTIAL FARMS - PERFORMANCE SURETY Phase II - Washington Street & Phase V - Roosevelt Drive

Dave Brossi was present. Phase II has a bond in place of \$12,700 that was established in 2007. D. Brossi has been maintaining the roadway for the last 15 years and there is normal wear and tear. He wishes to submit Washington Street with Phase V for street acceptance and stated that the work was completed years ago. However, the Town's Engineer has noted deficiencies. D. Brossi does not want to address them. The Planning Board discussed how Washington Street is in bad shape and when the street is turned over to the Town at street acceptance, it must be in good shape. H. Berkowitz reminded the developer that until the street is accepted by the Town the roadway remains the responsibility of the developer and the street must

be brought up to standard for street acceptance. D. Brossi will think about what has been said and go from there. B. Massey suggested tabling the Performance Surety until an agreement has been made on Phase II (Washington Street) and an updated construction schedule has been submitted to the Planning Board. D. Brossi reminded the Planning Board that there are two (2) sureties with one being a cash bond and one being a Tri-Party agreement. B. Massey explained that it is still one (1) development and the Planning Board needs to look at the development as a whole. If both engineering reports are combined, then there is a deficit in the bond amounts.

*Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Yes; A. Kafal – Yes; and B. Massey – Yes to table the reduction until a construction plan has been received to the next meeting of May 25, 2021 at 7:05PM.*

## OLD/NEW BUSINESS

### Approval of Meeting Minutes -January 12, & April 27, 2021

*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; R. Forst – Yes; A. Kafal – Yes; and B. Massey – Yes to approve the minutes of April 27, 2021. The minutes of January 12, 2021 have been tabled.*

### Floodplain Bylaw Provisions -Zoning Amendments (Public Hearing TBD)

Once the draft has been prepared, the Planning Board will review for acceptance at the Fall Annual Town Meeting.

### Housing Choice Act of 2020 -Zoning Amendments (Public Hearing TBD)

The Planning Board is waiting for a reply from the Building Inspector.

### MGL CH 41 SEC 81U -Proceedings /Hemlock Estates

Bill Renaud explained that they intend on doing the work this summer. No progress has been made to-date. G. Bechtholdt stated that the Planning Board can call in the bond and hire a new contractor to complete the work. Graves Engineering will do an updated punchlist once the outstanding invoice has been paid. This item will be kept on the agenda for the foreseeable future. Jason Bates wanted to know if there is a new punchlist and G. Bechtholdt stated that if he sends him his email address G. Bechtholdt will forward the punchlist once it has been received and answer any questions J. Bates may have.

### Subdivision/Site Development -Status/Updates

*Leonardo Estates* correspondence has been received with an updated construction schedule. Inspections need to be done. There is a building permit application looking for signature and is on hold until G. Bechtholdt reviews the files first. A complaint has been received from Chong Hee Kim stating that they have property damage from *Syncarpha Northbridge I and II Solar*. This complaint has been forwarded to the Building Inspector as he is the Zoning Enforcement Officer. The NCC Agent, Graves Engineering and the developer will be reviewing the site.

### 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 May 11, 2021; Draft Planning Board Agenda dated May 25, 2021; Form A Application for Endorsement of Plan Believed Not to Require Approval dated April 26, 2021 for Hudson Street; Plan of Land for Hudson Street; Checklist for Approval Not Required Plan dated April 27, 2021 for Hudson Street; Letter dated March 26, 2021 to Planning Board from Graves Engineering, Inc. regarding Presidential Farms Phase II (Washington Street) and Phase V (Roosevelt Drive) Engineer's Construction Cost Estimates; Presidential Farms Subdivision Plans dated July 27, 1999; Form K Performance Secured By Lenders Agreement dated February 20, 2019 for Presidential Farms; Form G Performance Secured By Deposit of Money dated October 1, 2007 for Presidential Farms; Letter dated April 29, 2021 to Building Inspector from Town Planner regarding D & B Estates, Open Space Designation Request for Minor Modification; Letter dated April 29, 2021 to Building Inspector from Town Planner concerning Stone Hill Condominiums Unit Layout Modification; Letter to Planning Board from H S & T Group, Inc. regarding 831-837 Providence Road; Email dated May 03, 2021 to Building Inspector from Town Planner regarding 831-837 Providence Road & Syncarpha Solar I and II (Church Street / Providence Road); Planning Board Schedule of Meeting Dates 2021.

Other

Checks are coming to satisfy outstanding invoices and to replenish review and inspection accounts.


On the next agenda will be a line item regarding the cancellation of one meeting in July (27<sup>th</sup>) and possibly one in August down the line.

**ADJOURNMENT**

Having no additional business, the Planning Board adjourned its meeting of May 11, 2021 at or about 7:46 PM.

Respectfully submitted,

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



Barbara A. Kinney  
Planning Administrative Assistant



Cc: Town Clerk /File

May 11, 2021

Planning Board

FROM	DATE	SUBJECT
Division of Fisheries & Wildlife	04/23/2021	Draft Priority Habitat Map of Rare Species / Public Comment

Grafton

- Decision – Approved with Conditions the modification of a Special Permit for Providence Street Village, Inc. for “Providence Village” at 274 Providence Road.

Upton ZBA

- Public Hearing Notice – Application of Matthew Overholt for a Variance from front and side setbacks for the construction of a workshop at 135 Glenview Street.
- Decision – Approved a Special Permit for David Schmidt at 104 Grove Street to operate a temporary portable farm stand business (seedlings and produce) and erect associated structure and signs on the property.
- Decision – Approved a Variance for Anthony & Teresa Muccini at 134 Glenview Street for a rear property setback to install an inground pool and pool house.
- Decision – Approved the Special Permit for the Town Of Upton for front setback and height of a proposed Community Center at 9 Milford Street.

Uxbridge

- Public Hearing Notice – Application of John Palmer, McIntyre Loam, Inc., (applicant), KTKT, LLC (owner) for an Exploration Gravel Removal Permit 795 West Hartford Avenue.
- Public Hearing Notice – Application of Theresa Gervais Trust for a Definitive Subdivision “Pine Ridge Estates” to create 18 residential lots at 354 & 358 Douglas Street and a stormwater application for the roadway, municipal sewer, gas, telephone electric and cable utilities and stormwater management facilities.

Uxbridge BOS

- Public Hearing Notice – Request to amend a License for Storage of flammable and combustible liquids, flammable solids, or flammable gases for Nouria Energy Ventures at 30 Lackey Dam Road.