



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, June 22, 2021



Recognizing the presence of a quorum, Chair Brian Massey (Yes) called the meeting to order at 7:01PM. Harry Berkowitz - Yes; Jim Berkowitz - Yes and Abdul Kafal - Yes; were in attendance. Rainer Forst was absent. R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Planning Administrative Assistant, were also present.

Attendees also included Jason Bates; and Nick Hoffman.

I. CITIZENS FORUM

None

I. FORM A'S (2724) PROVIDENCE ROAD -REVIEW/DECISION ANR -81P Plan Assessor Map 25 Parcel 33

Nick Hoffman explained that the Form A is to convey Parcel A to the abutting parcel. The Planning Office has received the revised plan.

Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz), the Planning Board voted 4-0 to GRANT ANR endorsement for the above referenced plan, conveyance of Parcel A, not a separate building lot from AP 25/33 to AP 25/118 as shown and described on the ANR plan.

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

Dave Brossi has provided a punchlist of the things he will address within Phase II (Washington Street) and these items should be completed by the end of July 2021. A site walk was done with D. Brossi and G. Bechtholdt in attendance. Phase V is all set so the bond can be reduced per Graves Engineering estimate of outstanding items. Phase II will not be reduced at this time. All lots are completed or under construction.

Upon motion duly made and seconded voted (4-0) to REDUCE the performance bond held for Phase V - Presidential Farms (remaining portion of Roosevelt Drive) from \$191,095.00 to \$21,000.00, as determined by Graves Engineering, Inc., its consulting engineer and consented to the same by the Director of Public Works. In taking said action, the Planning Board shall execute a new Form K -Performance Secured by Lenders Agreement for the reduced amount, contingent upon the Developer completing the following improvements within Phase II (Washington Street): repair/adjust seven (7) catch basins; repair/adjust one (1) manhole structure; replace/repair sidewalk sections (w/in proximity of 220 & 180 Washington Street) and installation of ten (10) catch basin hoods.

OLD/NEW BUSINESS

Approval of Meeting Minutes -January 12, May 11 & May 25, 2021

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to approve the minutes of January 12, 2021. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to approve the minutes of May 25, 2021. The minutes of May 11, 2021 were tabled.

Community Preservation Committee -Vote to Appoint Planning Board Representative

R. Forst is interested in continuing as the representative for the Planning Board. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to reappoint R. Forst as the Planning Board representative to the Community Preservation Committee.

Floodplain Bylaw Provisions -Zoning Amendments (Public Hearing TBD)

G. Bechtholdt explained that he has started writing the draft of the local bylaw regarding the floodplain provisions. He will share the draft with the Planning Board once it has been written.

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

G. Bechtholdt will check with the Building Inspector on the status of this amendment.

Winston Woods Definitive Subdivision -Engagement of Engineering Consulting Services

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 to engage the services of Graves Engineering to review the Winston Woods submittal.

Winston Woods Definitive Subdivision -Scheduling of Public Hearing (TBD)

The opening of the Public Hearing has been scheduled for July 13, 2021.

Ashton Place -Closeout of Review & Inspection Account

The work at Ashton Place has been completed. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to close out the Review and Inspection account and return the money left in the account to the developer.

FY2021 Planning Board Expense Budget –Encumbrance

The Planning Office is looking to encumber the funds set aside in 2016 (\$35,000) for the master plan. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to encumber the funds for the master plan from 2016. The Community Preservation Commission is looking for funds to bridge the gap of the land appraisal for Castle Hill Farms. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to bridge the gap for the appraisal by expending funds (\$955) from the FY2021 Planning Board budget under Professional Services.

MGL CH 41 SEC 81U -Proceedings /Hemlock Estates

The Planning Office has not heard from Joe Marinella. The Planning Board discussed starting the process to call in the bond. Once the Planning Board has formalized the calling in of the bond, Graves Engineering will be instructed to generate a punchlist. The process includes notifying the developer he has "X" amount of days to complete or the bond will be called in. Apparently the contractor hired to do the curbing has moved. Jason Bates of 256 Hemlock Street explained that he is frustrated with the plowing of the roadway and sidewalks in the winter. A terrible job is done. The Planning Board explained to him that even once the

towns owns the roadway, that the sidewalks will not be plowed. It was further explained that until the roadway is accepted by the town, the developer is responsible for plowing and sanding. If the developer does not plow the roadway, then the Department of Public Works is called. If the Department of Public Works cannot reach the contractor, then the Department of Public Works will plow the street and bill the developer. *Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 to start the process to call in the bond for Hemlock Estates.*

Subdivision/Site Development -Status/Updates

Stone Hill Condos has provided a check for \$50,000 to be used towards the Rockdale Pocket Park in lieu of affordable units. This pocket park may include shade trees, benches, etc. The Planning Office is in receipt of reports from Graves Engineering for Mike's Way and the Camelot. Greenmeadow Court remains an unaccepted street. The Planning Board has discussed this in the past with the residents of Greenmeadow Court. The residents want the Planning Board to consider this street for street acceptance. The Planning Office will draft a letter to start the process for street acceptance. The street will need to be accepted "as is." This might be ready for the Fall Annual Town Meeting but may need to be pushed off to the Spring Annual Town Meeting. The Planning Office is not in receipt of a submittal yet for Glen Avenue but a request to modify the D & B Estates subdivision will be coming. WW Contracting is doing lots of work on the pond at the corner of Joseph Circle and Rebecca Road within the Camelot subdivision. B. Massey thought it was completed but it looks like only 25% was done and they are now doing the other 75%. There was a delay due to the stormceptors that are being used. The pump stations within the Camelot have been down about six (6) to seven (7) months and are still using the by-pass system. The Sewer Department is still signing off on building permit applications. B. Massey has reached out to Mark Kuras, Sewer Superintendent, but M. Kuras was on vacation and B. Massey's questions have not been answered and he is looking to have these questions answered ASAP. A two (2) day site walk was conducted with Graves Engineering, the Conservation Agent, and the Project Managers for the Puddon / Quaker Street solar facility and the Syncarpha Northbridge I and II solar facilities. The Planning Office is waiting for the reports from Graves Engineering. The Planning Board needs to decide if additional plantings are required at the solar sites. The general appearance at Moon Hill Estates and Stone Hill Condos is good.

Planning Board Concerns

B. Massey is concerned with the pond at Leonardo Estates and whether it is working properly. The Planning Office will notify Graves Engineering to confirm that the pond is working properly.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda dated June 22, 2021; Draft Planning Board Agenda dated July 13, 2021; Form A Application for Endorsement of Plan Believed Not to Require Approval dated May 28, 2021 for 2724 Providence Road; Plan of Land for 2724 Providence Road dated May 24, 2021; Checklist for Approval Not Required Plan dated June 14, 2021 for 2724 Providence Road; 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; Email dated June 15, 2021 to Planning Board from Town Planner regarding Presidential Farms Phase 2; Form K Performance Secured By Lenders Agreement dated February 20, 2019 regarding Presidential Farms, Inc.; Draft minutes of January 12, 2021; Letter dated May 17, 2021 to Town Planner from Guerriere & Halnon, Inc. concerning Ashton Place Verification of Site Drainage System and Other Site Improvements; Email dated June 10, 2021 to Town Planner from Planning

Administrative Assistant concerning Ashton Place; Letter dated June 11, 2021 to Town Accountant from Community Preservation Committee regarding Consulting Services (Appraisal) for FY2021 Community Preservation Committee Expenses; Letter dated June 22, 2021 to Town Accountant from Planning Board concerning Professional Services FY2021 Encumbered Funds (\$955.00); Letter dated June 22, 2021 to Town Accountant from Planning Board regarding Master Plan Update (Encumbered Funds - \$35,000); Email dated June 14, 2021 to Bill Renaud and J & F Marinella concerning Hemlock Estates Subdivision – status update; Memo dated June 14, 2021 to Board of Selectmen and Town Manager from Town Planner concerning Stone Hill Condominiums Monetary Donation – Acceptance of Gift; Email dated June 14, 2021 to Outlaw Two, LLC, Bill Renaud and J & F Marinella from Town Planner regarding the Camelot Phase 4 (wetland crossing); Letter dated May 27, 2021 to Town Clerk from Planning Board concerning Camelot Phase 4 Extension of Completion; Letter dated May 27, 2021 to Building Inspector from Town Planner concerning Leonardo Estates Issuance of Foundation Only Permit for Lot #9; Letter dated May 26, 2021 to Executive Office of Energy & Environmental Affairs from Town Planner regarding Central Mass Regional Planning Commission's Planning Assistance Proposal Central MA Regional Infrastructure Plan – Phase 1; Community Planning & Development Weekly Report May 31 – June 04, 2021; KP Law eUpdate dated June 07, 2021 regarding the Implications of the Pending Termination of the State of Emergency; Planning Board Schedule of Meeting Dates 2021.

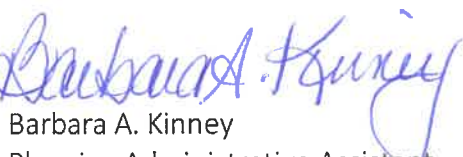
Other

The Planning Board will hold their meetings fully remote for the months of July, August and September. They will review the in the fall whether to return to in-person meetings. Boards and Commissions cannot bounce back and forth between the two (2) types of meetings.

ADJOURNMENT

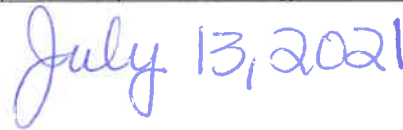
Having no additional business, the Planning Board adjourned its meeting of June 22, 2021 at or about 7:52 PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk /File

June 22, 2021

Planning Board

FROM	DATE	SUBJECT
Guerriere & Halnon, Inc.	06/03/2021	Winston Woods Definitive Subdivision Submittal
Graves Engineering	06/11/2021	Site Visit Report Mike's Way
Graves Engineering	06/18/2021	Site Visit Report Mike's Way
Graves Engineering	06/08/2021	Site Visit Report The Camelot Phases 1A & 1B

Grafton

- Decision – Approved with Conditions a Special Permit for accessory apartment for Keith Torrey at 8 Linda Circuit.
- Public Hearing Notice – Application of Todd Cahill and Amy Kinch (Factory Cat, Inc.) and the owner is Peter B. Schotanus for Site Plan Approval for renovation to include a mixed use, one residential unit on the upper level and artist studio space on the lower level at 308 Providence Road.
- Public Hearing Notice – Application of James E. Magill, All Steel Fabricating and Magill Real Estates Holdings, LLC to modify an approved Site Plan for the addition of 4 booths to the rear of the existing building, for the following processes: saw, sandblast, paint and oven at 84-94 Creeper Hill Road.
- Public Hearing Notice – Application of Jen and Justin Compton and the owner is Brigham Enterprises, LLC for a Special Permit for an accessory apartment at 23 North Brigham Hill Road.

Sutton

- Public Hearing Notice – Applications of MIG Acton, LLC for a Site Plan Approval and Groundwater Protection District to develop a portion of the property located at 16R Worcester-Providence Turnpike / 12 John Road as an exterior material storage area.

Upton ZBA

- Public Hearing Notice – Application of Nate & Kara Bandstra for a Variance for rear setback for construction of a shed at 46 Mendon Street; and Application of Linda Theoharis for a Variance to allow access to 12 Breton Road through the existing driveway as previously approved. Existing frontage for 12 Breton Road and the proposed reduced frontage lot are located on Warren Street.

Uxbridge

- Decision – Granted a Special Permit for Campanelli Drive.
- Decision – Granted a Special Permit for 30 Lackey Dam Road.

Uxbridge ZBA

- Public Hearing Notice – Application of Unilock New York, Inc. for a Variance of 23 feet above the allowable 45 feet to accommodate a specific manufacturing process at 35 Commerce Drive.