



## NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, July 13, 2021



*Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via ZOOM. No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be remote means only.*

Recognizing the presence of a quorum, Chair Brian Massey (Yes) called the meeting to order at 7:08PM. Harry Berkowitz - Yes; Jim Berkowitz - Yes and Rainer Forst - Yes; were in attendance. Abdul Kafal was absent. Andrew Howden, Associate Member, R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Planning Administrative Assistant, were also present.

Attendees included Sotir (Winston Woods); Kathleen & Earl Ebbeling; Bob Duff, Guerriere & Halnon, Inc.; Scott Murray and Brian Fitzgerald (Winston Woods).

### I. REORGANIZATION

Chair, Vice Chair & Clerk

Tabled to the next meeting.

### II. CITIZENS' FORUM

None

### III. FORM A'S

None

### IV. SYNCARPHA SOLAR, PROJECT CLOSE-OUT STATUS -REVIEW/DISCUSSION

Puddon Street & Quaker Street and Church Street & Providence Road

Planning Board's Engineering Consultant Report(s)

This is a site plan with a Special Permit. The Planning Office is working with the Building Inspector on the project close out as there is no Certificate of Occupancy since there are no buildings. The Planning Office is in receipt of an Email from Earl Ebbeling who has some concerns. H. Berkowitz stated that there has been some power surge problems that keep popping up in town. He is wondering if it is related to the solar facility(s). Correspondence will need to be supplied to the Building Inspector and the Planning Board stating that National Grid is handling the power surge issue.

E. Ebbeling is in agreement that the Planning Board should not move forward at this time. He has expressed his concerns to the developer for over a year now and it has fallen on deaf ears. Three fourths ( $\frac{3}{4}$ ) of the screening is dead. E. Ebbeling can provide something to the Building Inspector that he will have all the neighbors sign if needed.

The Planning Board reviewed status of completion of the above noted solar project(s). For reference, Planning Board granted Special Permit [01-SPP-2018] to Syncarpha Solar, LLC (Applicant) in accordance with Article XX -Community Shared Solar Overlay District of the Northbridge Zoning Bylaw for large-scale solar photovoltaic facility located off Puddon Street and Quaker Street in decision dated July 12, 2018 (attached). Reference is also made to two (2) separate Planning Board Site Plan approvals dated July 12, 2018, for projects identified as Community Shared Solar -Puddon I and Community Shared Solar -Puddon II. In preparation for the Planning Board review, arrangements were made for the Board's Consultant, Graves Engineering, Inc. to perform a site inspection of the subject property with the proponent, project engineer and town's Conservation Agent. As noted therein, a number of site improvements and corrective actions are required to address observations made and before construction completeness can be confirmed. In addition to the Graves Engineering, Inc. report, the Planning Board received, and reviewed input offered from the public (abutters) concerning certain offsite improvements, visually screening and noise omitting from equipment installed along the roadway.

*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 (unanimously) NOT TO RECOMMEND PROJECT CLOSEOUT at this time for Puddon I & Puddon II solar projects. The project proponent shall address items noted in Graves Engineering, Inc. report and provide confirmation that all conditions of the Planning Board Special Permit and Site Plan Review approval(s) have been fully addressed. Arrangements shall be made for the Planning Board to re-evaluate status of completion; before the Planning Board can determine project approvals (conditions) have been met to their satisfaction, and in order to recommend project closeout.*

#### **V. WINSTON WOODS, DEFINITIVE SUBDIVISION -PUBLIC HEARING**

Assessors Map 15A Parcel(s) 224-232 [Spring Street, extension of]  
Chapter 222 -Subdivision Rules & Regulations

The Planning Board has a quorum for the meeting, but is missing one (1) member tonight. If the Public Hearing is opened tonight then only the four (4) members present tonight will be able to vote on the entire project. Robert Duff, Guerriere & Halnon, Inc. has requested that the opening of the Public Hearing be postponed to the August 10, 2021 meeting.

*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 POSTPONE the opening of the above noted public hearing to Tuesday, August 10, 2021 at 7:05PM (via ZOOM) as requested by the applicant due to one of the Planning Board members being absent from the July 13 meeting.*

#### **OLD/NEW BUSINESS**

##### Approval of Meeting Minutes - May 11 & June 22, 2021

*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 approve the minutes of May 11, 2021 as written. Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 3-0-1 (R. Forst abstained-not at June 22, 2021 meeting) by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Abstain; and B. Massey – Yes to approve the minutes of June 22, 2021 as written.*

Floodplain Bylaw Provisions -Zoning Amendments (Public Hearing TBD)

The amendment will be an article on the Fall Annual Town Meeting for approval. The draft will be provided soon and the Public Hearing is scheduled for August 10, 2021 at 7:35PM.

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

The Building Inspector has met with Town Counsel. The Planning Board is awaiting the draft article for the Fall Annual Town Meeting. This Public Hearing has been tentatively scheduled for August 10, 2021 at 7:45PM.

The Hills Condo Lot #2 -Closeout Review & Inspection Account

*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 close out the Review and Inspection account for the Hills at Whitinsville Condominium Lot 2 and transfer the money to the Review and Inspection account for Hemlock Estates (same developer).*

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

G. Bechtholdt spoke to Joe Marinella and Graves Engineering will prepare a punchlist of outstanding items. J. Marinella is coordinating with the new contractor and the outstanding items should be addressed this month.

Green Meadow Court -Status/Update

This subdivision was built in the 1990s, however, it still remains a private road. The road has held up pretty good after all things are considered. A resident inquired about street acceptance for this roadway (pre-COVID). There is a sewerage easement that needs to be sorted out. G. Bechtholdt is looking for the Planning Board's support to have town counsel review this subdivision as to what we have and what we need to do for street acceptance. This will generate a cost to the town but it is a way to start since there are unknowns. G. Bechtholdt believes that we are holding a cash bond for Green Meadow Court but the amount will need to be confirmed. The research will be a Planning Board expense and the layout plans, etc. will be paid for by the bond. *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 have Kopelman & Paige (town counsel) research what we have and what is needed for street acceptance of Green Meadow Court.*

Subdivision/Site Development -Status/Updates

*Church Street / Providence Road Solar Facility* – This has the same status as the Puddon Street & Quaker Street Solar Facility (discussion above) and a similar letter will be sent to the Building Inspector. *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 issue a similar letter to the Building Inspector.* Graves Engineering will be providing reports for Mike's Way and Moon Hill Estates. G. Bechtholdt met with Dave Brossi (developer) regarding the structures within Presidential Farms and there is one (1) manhole and seven (7) catch basins that will need to be repaired. G. Bechtholdt sent the Planning Board a link to the Warehouse facility in Sutton and it appears Northbridge's concerns have not been addressed in the Special Permit Conditions of Approval. Several members of the Planning Board will probably attend the tour of the new Balmer School.

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 July 13, 2021; Draft Planning Board Agenda dated August 10, 2021; Citizens Forum document; Letter dated June 29, 2021 to Planning Board from Graves Engineering regarding Puddon I and Puddon II Solar Projects As-Built Plan and Construction Completeness Review; Email dated July 7, 2021 to Planning Office from Earl Ebbeling regarding Puddon Street Solar; Letter dated July 1, 2021 to Planning Board from Graves Engineering, Inc. concerning Northbridge I and Northbridge II Solar Projects As-Built Plan and Construction Completeness Review; Notice of Public Hearing for Winston Woods; Form C Application for Approval of Definitive Plan dated May 7, 2021 for Winston Woods; Form D Designer's Certificate dated June 03, 2021 for Winston Woods; Narrative dated June 03, 2021 from Guerriere & Halnon, Inc. regarding Winston Woods; Letter dated June 03, 2021 to Planning Board from Guerriere & Halnon, Inc. regarding Winston Woods Waiver Request; Layout Plan of Winston Woods dated June 01, 2021; Draft minutes of May 11, 2021; Draft minutes of June 22, 2021; Site Visit Report dated July 1, 2021 from Graves Engineering, Inc. concerning Mike's Way; Site Visit Report dated June 24, 2021 from Graves Engineering, Inc. concerning Mike's Way; Letter dated June 28, 2021 to J & F Marinella from Town Planner regarding Hemlock Estates Performance Surety Form G Deposit of Money; Letter dated June 28, 2021 to Town Clerk from Town Planner concerning Presidential Farms Phase V Performance Surety Reduction; Letter dated March 26, 2021 from Graves Engineering, Inc. concerning Presidential Farms Phase II and Phase V Engineer's Construction Cost Estimates; Community Planning & Development Weekly Report June 21-25, 2021; Planning Board Schedule of Meeting Dates 2021.

Other

None

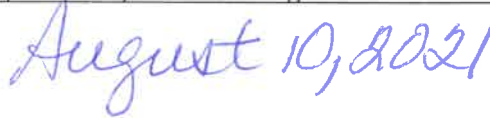
**ADJOURNMENT**

Having no additional business, the Planning Board adjourned its meeting of July 13, 2021 at or about 7:58 PM.

Respectfully submitted,

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

  
Barbara A. Kinney  
Planning Administrative Assistant



Cc: Town Clerk /File

July 13, 2021

Planning Board

FROM	DATE	SUBJECT

Douglas

- Public Hearing Notice – Application of Robert S. and Christine Chapman; Joseph E & Meghan C Schlesman and Coopers Town Realty Trust for a four (4) lot Definitive Residential Compound Subdivision entitled “Hawk Hill Farms” at 768 & 772 Northwest Main Street.

Sutton

- Decision – Approved with Conditions the Site Plan Review, Route 146 Overlay Special Permit and Use Special Permit for Scannell Properties, LLC (applicant) and Barbara Chaiko & Mary Bedoin (owners) to construct a 640,000 square foot warehouse distribution facility with associated employee and tractor trailer parking at 20R and 30R Oakhurst Road and 1 & 3 Lackey Dam Road (and adjacent land in Douglas and Uxbridge).

Upton

- Decision – Approved with conditions the Special Permits for Linda Theoharis for a large lot frontage reduction at 12 Breton Road and Warren Street (Lots 1 and 2).

Upton ZBA

- Decision – Approved a Variance for Nate & Kara Banstra from rear setback for the construction of a 192 square foot storage shed at 46 Mendon St.
- Decision – Approved a Variance with Special Conditions for Linda Theoharis to allow access to property at 12 Breton Road through the existing driveway on Breton Road as previously approved by the ZBA. Existing frontage for 12 Breton Road and the proposed reduced frontage lot are located on Warren Street.
- Public Hearing Notice – Application of Jeffrey Raymond for a Special Permit for a home business bakery at 16 Hopkinton Road with customers picking up on the premises.

Uxbridge

- Public Hearing Notice – Application of James and Judith Byrnes for a Special Permit and Stormwater Management Permit for a ZP Battery DevCo, LLC facility with the installation of 5 battery containers with associated inverters, transformers, and other electrical equipment associated with the project located at 186 Providence Street.
- Public Hearing Notice – Application of Edward Renaud Trust for a Special Permit for a retreat lot at 44 Cassie Lane.
- Public Hearing Notice – Application of ABF Realty, LLC for an Importation Permit at 30 Lackey Dam Road to import +/-10, 600 tons and the area filled is 66,288 square feet.
- Public Hearing Notice – Application of Ron Knapik for a Special Permit for a retreat lot at 434 Elmwood Street to construct a single-family dwelling with the intent of the lot to never be further subdivided.

Uxbridge BOS

- Public Hearing Notice – Application for Mani Raman, LLC dba Quaker Inn & Conference Center for an Innholder's License at 442 Quaker Highway.
- Public Hearing Notice – Application for a Class II used car dealer's license for the buying and selling of second hand motor vehicles for Ironstone Truck Sales, Inc. at 165 Ironstone Road.

Uxbridge ZBA

- Public Hearing Notice - Application of Michael Martin for a Variance of two (2) feet to the rear setback requirement for the placement of a detached garage at 75 High Street; Application of Bill Perkins for a dimensional Variance at 85 South Main Street; Application of Scott F. Grehoski and Cheryl Ann Grehoski for a frontage Variance of 138 feet from current frontage requirements at 119 Aldrich Street; and Application of Wayne S. Roy and Melodie A. Roy for a Variance to reduce the frontage dimensional requirement of 300 feet to 46.75 feet at 503 Elmwood Avenue.