



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, August 10, 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 7:05PM. Harry Berkowitz - Yes; Jim Berkowitz – Yes; Abdul Kafal – Yes; and Rainer Forst - Yes; were in attendance. 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); Bob Duff, Guerriere & Halnon, Inc.; Brian Fitzgerald; Henry Lane; Walter Warchol; and Joe Leonardo.

I. REORGANIZATION

Chair, Vice Chair & Clerk

Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz), the Planning Board voted 5-0 by a roll call vote of H. Berkowitz - Yes; J. Berkowitz – Yes; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to reappoint B. Massey as Chair. Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 by a roll call vote of H. Berkowitz - Yes; J. Berkowitz – Yes; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to reappoint H. Berkowitz as Vice Chair. Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz), the Planning Board voted 5-0 by a roll call vote of H. Berkowitz - Yes; J. Berkowitz – Yes; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to appoint A. Kafal as Clerk.

II. CITIZENS' FORUM

None

III. FORM A'S 363 & 373 HIGHLAND STREET & 31 RUMONOSKI DRIVE -REVIEW/DECISION ANR -81P Plan Assessor Map 16 Parcel(s) 44, 45 & 173

Henry Lane explained that the Form A is for two (2) lots between the two (2) Rumonoski Drive access points that will be split into four (4) lots and also a land swap with another lot on Rumonoski Drive. The two (2) existing dwellings will be sold separately and the two (2) new lots will be built upon and sold. The land swap will square off a lot. The corner lot frontage has been addressed.

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; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to GRANT ANR endorsement/approval for the above referenced plan, to create Lots 1, 2, 3, & 4 and convey Parcel(s) C & D to Lot 173 (31 Rumonoski Drive), as shown and described on the ANR plan.

IV. WINSTON WOODS, DEFINITIVE SUBDIVISION -PUBLIC HEARING

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

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; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to waive the reading of the Public Hearing Notice.

In accordance with the provisions of Massachusetts General Laws and Chapter 222 -Northbridge Subdivision Rules & Regulations, Planning Board shall hold public hearing (via ZOOM) Tuesday, July 13, 2021 (7:35 PM) to consider application of Brian D. Fitzgerald (Upton, MA) for approval of definitive subdivision plan known as “Winston Woods” consisting of nine (9) proposed multi-family residential lots at end of Spring Street (extension of) for subject property (±9.33 acres) identified as Assessor Map 15A Parcel(s) 224-232 within Residential-Three (R3) Zoning District in Northbridge. Copy of definitive subdivision plan entitled “Winston Woods” prepared by Guerriere & Halnon, Inc. (dated (June 01, 2021), stormwater report, traffic impact assessment, waiver request(s) and other supportive documents are on file with Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) may be viewed during posted office hours or via online (northbridgema.org/planning-board). Pursuant to Chapter 20 of the Acts of 2021, this public hearing will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner: (ZOOM Meeting ID/Passcode to be included on posted Agenda). 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 by remote means only. The purpose of this notice is to provide opportunity for public comment. Anyone wishing to be heard may submit comments directly to Community Planning & Development at planning@northbridgema.org or participate during said hearing.

Brian Fitzgerald, owner, and Bob Duff, Guerriere & Halnon, Inc., were present. B. Duff explained that several versions of the project have been around since 2008. A preliminary plan was done last year. Spring Street will be extended for +/-450 feet and then a second road will be constructed off of that. There will be a large lot at the end of the new road labeled Parcel A. There will be 9 other lots with duplexes proposed. There will be town water and town sewer. The water lines and laterals will be replaced on Spring Street. The dead end section will be constructed only for access to one lot and for snow storage. It was confirmed that there will be one entrance and exit from Spring Street. Any initial concerns have been addressed such as blasting, drainage, etc. They have requested several waivers as follows:

- Waiver of strict compliance with the requirement to locate and identify trees to be retained with trunks over six (6) inches in diameter. All trees located within the disturbed portion of the 100 foot buffer have been identified on the existing conditions plan.
- Waiver of strict compliance with street trees to allow the planting of two (2) trees per total number of lots in lieu of the specified two (2) trees per lot frontage.
- Waiver of strict compliance with the requirement to provide projection of streets or access to adjoining property. At the time of the 2009 plan approval, no projection was required.
- Waiver of requirement of street lights and install individual driveway lights.
- Waiver from strict compliance with the requirement to provide a pave 24 foot roadway from Sta. 4+00 to Sta. 5+31 on Spring Street extension. Construction of a 12 foot wide driveway to access Lot #3 only is requested.

- Waiver of strict compliance with the requirement to provide a landscape island diameter of 28 feet. No island would be constructed as per the Fire Chief's recommendation.
- Waiver of strict compliance with the specified maximum length of 500 feet unless the water system is looped to allow the proposed roadway without looping the water main. The roadway configuration is based on a previously approved preliminary plan. The abutting property is privately owned, so the only location that the main could be looped would be back to the end of the existing roadway.

J. Berkowitz asked for more clarification on the trees, lights, and the second roadway and B. Duff provided the clarification. H. Berkowitz commented that the cut of the street and access onto the properties is pretty steep. B. Duff explained that this is a better scenario than what was the initial plan. Material from the site will be used from the cuts for the fills so it should balance out. There will be a three (3) to one (1) slope with grading from the right-of-way onto the individual lots. The grade on the new street lots is eight (8) %. The wetland drains ultimately to Church Street. There will be two (2) sub-catchment areas. They will not be increasing flows off site and are mitigating most drainage. R. Forst commented that the residents had many concerns with the drainage and water when the Planning Board was reviewing the Preliminary Plan and finds it curious that no residents are present tonight.

B. Massey stated that they need to forget what was approved in 2008 and the Planning Board needs to review this according to the current regulations. B. Massey wanted confirmation that the lights at the end of the driveways would be connected to National Grid and not to the homeowners. B. Massey also stated that the offsite improvements should be completed prior to the lots being release to build the houses. These offsite improvements include looping and extending the water line and the new sewer line installation on Spring Street. B. Massey explained that he has serious concerns with the location of the retention basin. It is shown to be located to be built in the raised center of the project. It should be at the beginning of the project in his opinion even if they have to lose a house lot.

Parcel A (large lot at end of new street) has the potential to become an additional development in the future for another six (6) to seven (7) buildings with a total of 12 to 14 units. There is a Local Initiative Program (LIP) agreement with the town so the density can be increased and some affordable units will be provided to offset the offsite improvements (Chapter 40B). The Fire Department and Water Department are ok / aware of this as it was brought up at the technical review meeting. If the Town is willing to support the LIP then the developer may lose a lot to address the stormwater and this will be reviewed. Graves Engineering report(s) and some details will need to be hashed out. The Board directed the applicant/engineer to revise the plan relocating the proposed basin.

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; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to continue the Public Hearing to September 14, 2021 at 7:05PM.

V. FLOODWAY & FLOODPLAIN DISTRICT -PUBLIC HEARING

§174-18 Zoning Bylaw Amendment

Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 5-0 by roll call vote of H. Berkowitz - Yes; J. Berkowitz – Yes; A. Kafal – Yes; B. Massey – Yes; and Rainer Forst – Yes to waive the

reading of the Public Hearing Notice. The notification requirements have been satisfied including publication of the legal ad in the Worcester Telegram and Gazette.

In accordance with MGL CH 40A SEC 5 [Adoption or change of zoning ordinances or bylaws; procedures] Northbridge Planning Board shall hold public hearing (via ZOOM) Tuesday, August 10, 2021 (7:35 PM) to consider zoning amendment to Northbridge Zoning Bylaw Section 174-18 Floodway & Floodplain District. Copy of proposed amendment (draft) and supportive documents on file with Town Clerk (7 Main Street, Whitinsville, MA 01588) and Community Planning & Development (14 Hill Street) may be reviewed during posted office hours (Monday-Friday) or via northbridgema.org/planning-board. Pursuant to Chapter 20 of the Acts of 2021, this public hearing will be conducted via remote means. Members of public who wish to access meeting may do so in the following manner: (ZOOM Meeting ID/Passcode to be included on posted Agenda). 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 by remote means only. The purpose of this notice is to provide opportunity for public comment. Anyone wishing to be heard may submit comments directly to Community Planning & Development at planning@northbridgema.org (508-234-2447) or participate during said hearing.

The town participated in the National Flood Insurance Program so the bylaw (local zoning) must reflect the updates. This keeps us up-to-date. The easiest way to update the bylaw is to eliminate the existing bylaw and replace it with a new one to present to the town at the Fall Annual Town Meeting. The draft provision and the map will be provided at a later date.

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; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to continue the Public Hearing to August 24, 2021 at 7:55PM.

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; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to sponsor the article on the Fall Annual Town Meeting warrant.

OLD/NEW BUSINESS

Approval of Meeting Minutes -July 13, 2021

The Planning Board tabled these minutes.

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

The Planning Board does not need to act on this amendment(s) now. More information will be coming from the State of Massachusetts.

Northbridge McQuade Solar -Vote to Engage Services of Graves Engineering, Inc.

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; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to engage the services of Graves Engineering for the peer review of Northbridge McQuade Solar.

Delwyn Barnes Estates Modification -Vote to Engage Services of Graves Engineering, Inc.

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; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to engage the services of Graves Engineering for the peer review of Delwyn Barnes Drive Modification.

Roosevelt Drive (remaining portion of)/Presidential Farms -Street Acceptance Article

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; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to sponsor the street acceptance article for Roosevelt Drive (remaining portion of) / Presidential Farms.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

Graves Engineering is working on a punchlist and construction estimates. The Planning Board will then issue a letter to the developer that he has XX days to complete the work. If it is not done, then the Planning Board can pull the bond.

Subdivision/Site Development -Status/Updates

The Planning Office is in receipt of reports from Graves Engineering on Moon Hill Estates, Leonardo Estates, and the Camelot. For Presidential Farms (Washington Street), some improvements have been done but more needs to be done. A request for a bond reduction for Roosevelt Drive has been received. Upon motion duly made and seconded, the Planning Board voted 5-0 by roll call vote of H. Berkowitz - Yes; J. Berkowitz – Yes; A. Kafal – Yes; B. Massey – Yes; and R. Forst – Yes to reduce the bond for Roosevelt Drive. A release form will be prepared. At the Camelot, the pump station is on temporary bypass. The sewer department just signed off on several more permits. Email(s) have been sent to Department of Public Works (DPW) Director, DPW Sewer Superintendent, Town Manager, etc. and the Planning Office is waiting for the Sewer Superintendent to provide a response. G. Bechtholdt will share the email(s) with the Planning Board. There should be no more sign-offs of building permit applications by the Sewer Superintendent for the Camelot until the pump station is fixed. Several residents have contacted the Planning Board that the pump station has been down. We have not received any response from the Sewer Department and there is a potential for a sewer back up into the homes. The Planning Board will invite the Sewer Superintendent and the DPW Director to a meeting to review what the expectations are. The Town Manager will be kept informed. B. Massey will send another email inviting them to the next meeting and will cc: the Town Manager so the residents can be informed of the status of the fix. The Planning Board is waiting to hear from the developer of Syncarpha Puddon & Quaker Streets Solar for confirmation that all improvements / concerns have been addressed. The DPW is not satisfied and the developer needs to contact the DPW directly and work it out. The Planning Board is in receipt of a letter from Joe Leonardo regarding the curbing and guardrail at Leonardo Estates. Graves Engineering has commented that the curbing looks great. The guardrail has not been installed but the fencing has been completed. Lot 9 in Leonardo Estates appears to have a house on it and a foundation only permit has been signed off. J. Leonardo stated that there is only a frame on the foundation. There will be no discussion on Leonardo Estates until this has been addressed with the Building Inspector.

2021 Fall Annual Town Meeting -Tuesday, October 26, 2021

Point of information.

2021 FATM -Warrant Closes (August 27, 2021)

Point of information.

223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267

Planning Board -Vote to Sponsor Article(s)

The Planning Board tabled this to a future meeting.

Green Meadow Court -Status/Update

Town Council will review the existing deeds to confirm that the developer retained the rights of the easements on the roadway. Once that is done, then the Planning Board can move forward towards street acceptance. Probably not until the Fall Annual Town Meeting of 2022.

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 August 10, 2021; Draft Planning Board Agenda dated August 24, 2021; Citizen’s Forum Blurb; Form A Application for Endorsement of Plan Believed Not to Require Approval dated August 03, 2021 for Rumonoski Drive & Highland Street; Limited Power of Attorney for 31 Rumonoski Drive; Plan of Land 363 and 373 Highland Street and 31 Rumonoski Drive; Checklist for Approval Not Required Plan dated August 04, 2021 for Highland Street & Rumonoski Drive; Letter dated July 20, 2021 to Town Clerk from Planning Administrative Assistant regarding Winston Woods Public Hearing Postponement; Notice of Public Hearing for Winston Woods; Form C Application for Approval of Definitive Plan dated May 07, 2021 for Winston Woods; Form D Designer’s Certificate dated June 03, 2021 for Winston Woods; Narrative dated June 03, 2021 for Winston Woods from Guerriere & Halnon, Inc.; Letter dated June 03, 2021 to Planning Board from Guerriere & Halnon, Inc. concerning Winston Woods Waiver Request; Plan dated June 01, 2021 for Winston Woods; Memo dated July 28, 2021 to All Town Departments, Committees, Boards, Commissions and Town Moderator from Executive Assistant to the Town Manager regarding Fall Annual Town Meeting; Memo dated July 28, 2021 to All Town Departments, Committees, Boards, & Commissions from Executive Assistant to the Town Manager regarding Fall Annual Town Meeting Warrant Article Submission Procedure with Sample Memo; Letter dated June 28, 2021 to Town Clerk from Town Planner regarding Presidential Farms Phase V Performance Surety – Reduction; Letter dated March 26, 2021 to Planning Board from Graves Engineering, Inc. regarding Presidential Farms Phase II and Phase V Engineer’s Opinion Construction Cost Estimate; Letter dated August 01, 2021 to Planning Board from Terreno Realty, LLC concerning Leonardo Estates Status Report; Site Visit Report dated July 19, 2021 from Graves Engineering, Inc. regarding Moon Hill Estates; Site Visit Report dated July 20, 2021 from Graves Engineering, Inc. regarding Moon Hill Estates; Site Visit Report dated July 21, 2021 from Graves Engineering, Inc. regarding Moon Hill Estates; Letter dated June 28, 2021 to J & F Marinella Development Corporation from Town Planner concerning Hemlock Estates Performance Surety-Form G Deposit of Money; Letter dated July 16, 2021 to Building Inspector from Town Planner regarding Syncarpha Solar, LLC Puddon & Quaker Streets Special Permit Site Plan; Letter dated July 16, 2021 to Director of Public Works from Town Planner concerning Syncarpha Solar Puddon & Quaker Streets Special Permit/Site Plan; Letter dated July 19, 2021 to Building Inspector from Town Planner concerning Syncarpha Northbridge I and II Church Street & Providence Road Site Plan; Memo dated July 20, 2021 to Treasurer/Collector from Town Planner regarding Monetary Donation (Gift) REPM, Inc. (Stone Hill Development) for Rockdale Pocket Park/Community Garden; Memo dated July 20, 2021 to Town Accountant from Town Planner regarding Monetary Donation (Gift) REPM, Inc. (Stone Hill Development) Church Street Sidewalk Improvements; Conservation Agent Report dated July 21,

2021; Community Planning & Development Weekly Report July 26-30, 2021; Community Planning & Development Weekly Report July 19-23, 2021; Community Planning & Development Weekly Report July 12-16, 2021; Northbridge Local Rapid Recovery Plan (LRRP) Program; Planning Board Schedule of Meeting Dates 2021.

Other

A memo will be sent to the Board of Selectmen requesting the status of the Open Space Update Committee and who the current members are. Saturday, August 14, 2021 the town will have a fireworks event and the Town Planner will have a booth for “Planit Northbridge” to engage the public to get information regarding open space and recreation, housing, economic development, conservation, historic preservation, etc. There will be a survey to fill out and it will be a chance to meet the public. A similar survey will be handed out at the Fall Annual Town Meeting. Central Massachusetts Regional Planning Commission (CMRPC) will provide local assistance to businesses impacted by COVID. Northbridge has been awarded a Community Development Block Grant (CDBG) for a housing rehabilitation program for up to 14 housing units. There will be a press release in the Blackstone Valley Tribune. The kick-off was earlier this week. The program will be administered by the Community Opportunities Group (COG). There will be lottery for the applications that are submitted before August 24, 2021. Applications can be received after that date, but they will be placed on a waiting list.


ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of August 10, 2021 at or about 9:00PM.

Respectfully submitted,

Approved by the Planning Board:

October 12, 2021


Barbara A. Kinney
Planning Administrative Assistant

Cc: Town Clerk /File

August 10, 2021

Planning Board

FROM	DATE	SUBJECT
Turning Point Engineering	07/28/2021	D & B Estates Modification
Beals & Thomas	07/29/2021	Site Plan Review for McQuade's Lane Solar
Planning Board	08/09/2021	Review Report Form for McQuade's Lane Solar
MA Wildlife	07/26/2021	Availability of the 15 th Edition of Natural Heritage Atlas

Grafton

- Decision – Approved with Conditions the plan for a Mixed-Use, Transit-Oriented Development at 8 Pine Street for GSX-ODG, LLC (applicant) and Town of Grafton (owner).
- Public Hearing Notice – Application of Nature's Remedy of MA, Inc. and Jushi MA, Inc.(applicants) and Valiant Enterprises, LLC (owner) for a Modification of a Special Permit to reflect a change of ownership and control, and for a fourth one-year extension of an approval with conditions at 8 Millennium Drive.
- Public Hearing Notice – Application of IDEXX Laboratories (applicant) and IDEXX Distribution, Inc. (owner) for a Site Plan approval for the construction of a new storage utility building and parking lot / site improvements, on property located at 3 Centennial Drive.
- Decision – Approved with Conditions the Special Permit for an accessory apartment at 23 N. Brigham Hill Road for Justin and Jen Compton (applicant) and Brigham Enterprises, LLC (owner).
- Decision – Approved with Conditions the Site Plan Approval Modification for the addition of 4 booths to the rear of the existing building for saw, sandblast, paint and oven processes at 84-94 Creeper Hill Road for James E. Magill, All Steel Fabricating (applicant) and Magill Real Estate Holdings, LLC (owner).
- Decision – Approved with Conditions the Site Plan approval for a Mixed Use, one residential unit on the upper level and artist studio space on the lower level at 308 Providence Road for Factory Cat, Inc. (applicant) and Peter B. Schotanus (owner).
- Decision – Approved with Conditions the Special Permit & Site Plan Approval Modification for a 70 foot by 83 foot building addition and to expand an existing concrete pad to 40 feet by 70 feet at 109 Creeper Hill Road for Steven and Feedback Earth, Inc. (applicant) and Troiano Realty, LLC (owner).

Sutton

- Public Hearing Notice – Application of Scannell Properties, LLC for a Special Permit to allow the height limit of 49 feet which will exceed the 45 foot height limit by 4 feet for the Blackstone Logistics Center at 1 & 3 Lackey Dam Road and 20R & 30R Oakhurst Road.
- Public Hearing Notice – Application of MIG Acton, LLC for a Site Plan and V. B. Groundwater Protection District Review for the construction of a 40,500 square foot industrial building for a construction contractor with associated exterior material storage and parking at 16R Worcester Providence Turnpike.

Upton ZBA

- Public Hearing Notice – Application of Barbara Webster and Richard Tannen for a Variance to allow an additional garage door on a proposed addition to the existing detached garage for a total of four (4) garage doors at 22 Walnut Street; and Application of Luciano Souza for a Variance to add a second floor to the pre-existing nonconforming dwelling at 7 Maple Street and adding a two (2) car garage on the right-side of the house.
- Decision – Approved Special Permit for Jeffrey Raymond for a home business bakery at 16 Hopkinton Road with customers picking up on the premises.

Uxbridge

- Decision – Granted Special Permit to Blackstone Logistics.

Uxbridge ZBA

- Public Hearing Notice – Application of Greg Fisher and Nicole Wineland-Thomson for a Variance to the frontage requirement and a Special Permit for the use of the property as a wedding and event venue at 355 Hartford Avenue West.

ZBA

- Public Hearing Notice – Application of The I.D. Sign Group, Inc. (applicant) and PCK Limited Partnership (owner) for a Variance to add a second wall sign to the existing Shaw's Supermarket at 1177 Providence Road.
- Public Hearing Notice – Application of TJJ Development Corp, LLC for a Special Permit for a contractor's yard for their existing trucking and waste disposal business located next door on Douglas Road.