



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, August 24, 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 7:00PM. Harry Berkowitz - Yes; Jim Berkowitz – Yes; Abdul Kafal – Yes; and Rainer Forst - Yes; were in attendance. No one was absent. Andrew Howden, Associate Member, R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Planning Administrative Assistant, were also present.

Attendees included Madison Munson; Roland Roy; Barbara Bacon; Jim Shuris; Lauren Matthews; Alan Clapp; Clayton Williams, Eastland Partners; Mark Kuras; Walter Warchol; Steve O'Connell, Turning Point Engineering; Eric Las, Beals and Thomas; Holly and Tim Henault; Henry Lane; Nathan Gauthier; Bill Renaud; and Steve Benoit.

I. CITIZENS' FORUM

None

II. FORM A'S

None

III. D&B ESTATES -PUBLIC HEARING

Subdivision Modification/Remaining Land (Glen Drive)

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; A. Kafal - Yes; R. Forst – Yes; and B. Massey – 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 provisions of Massachusetts General Laws and Chapter 222 -Northbridge Subdivision Rules & Regulations, Planning Board shall hold public hearing (via ZOOM) Tuesday, August 24, 2021 (7:05 PM) to consider application of Eastland Partners, Inc. (Worcester, MA) for approval of definitive subdivision modification (D & B Estates) of previously designated open space lot; identified as Assessor Map 9 Parcel 56, consisting of ±7.30 acres located at terminus of Delwyn Barnes Drive, to allow for construction of one (1) single-family dwelling with access/frontage on Glen Ave (aka Glen Drive), as may be permitted pursuant to Residential-One (R1) Zoning District of Town of Northbridge. Copy of Subdivision Modification Application Form dated July 16, 2021, proposed lot plan dated January 28, 2021 prepared by Turning Point Engineering 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 (northbridgemass.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@northbridgemass.org or participate during said hearing.

Clayton Williams, Eastland Partners, and Steve O’Connell, Turning Point Engineering, explained that several months ago they came to the Planning Board requesting these changes be considered a minor modification to the D & B Estates Subdivision (Delwyn Barnes Drive). The Planning Board at that time voted that the changes were not a minor modification and they would need to have a Public Hearing. D & B Estates was a by-right conventional subdivision and open space was not required. The open space lot is +/-7.3 acres within the D & B Estates Subdivision. They would like to carve out +/-0.67 acres for a house lot. The residual land of +/-6.63 acres will remain open space unless further approvals are obtained, however, the remaining land is all wet with no frontage. MGL c. 41, §81U provides that a Planning Board may require: “park or parks suitably located for playground or recreation purposes or for providing light and air.” The statute additionally provided: “board shall by appropriate endorsement on the plan require that no building may be erected on such park or parks for a period of not more than three years without its approval.” More than three (3) years have passed since the development was built in 1994. The new dwelling will have onsite septic and town water from Glen Drive. A new water line is being installed by the Whitinsville Water Company.

J. Berkowitz questioned how the dwelling can be built with the entrance being all wetlands. It was explained that the plan from 1994 is not accurate and the new plan is accurate with the wetland flow going across / down Glen Drive to a culvert to a catch basin on the corner of the lot. There will be two (2) culvert pipes proposed under the driveway to handle the water flow. There will be a swale for runoff along the rest of the front of the property. J. Berkowitz wanted to know what will happen to the remaining land. Under Section 81U, the town did not act on certain aspects within the time period. It was only a notation on the plan and not shown anywhere else such as the deed, etc. The dwelling will be on 0.67 acres and it will be up to the Planning Board to address whether the rest of the lot can be built upon.

A. Kafal received confirmation that it will be one house with one entrance from Glen Drive. R. Forst wanted to know what the Conservation Commission’s stance is with regard to this new home. The Conservation Commission has held off on their review since they want the Planning Board’s and Building Inspector’s approval before they proceed. There is no need for the developer to go any further if the property is deemed unbuildable.

B. Massey inquired about any improvements that will be made to Glen Drive. It has variable road widths and floods during storms. S. O’Connell explained that the improvements are what has been presented with a swale along the roadway and a pipe under the driveway. They don’t want to manipulate the wetland on the rest of the property. Whitinsville Water Company will be updating Glen Drive with new water lines and water main. They will also be abandoning the water line that connects to Delwyn Barnes Drive. There will be some pavement work that the water company will need to do to install the new lines and then they will patch the road for over the winter. The lot has a drainage basin for D & B Estates that may contribute to the flooding. Some clearing out of the overgrowth may help that situation. Graves Engineering is reviewing the project for the new dwelling to make sure it does not impact the drainage basin. The report has not been received yet.

Barbara Bacon, 19 Glen Drive, wanted more information regarding the water that flows under the road and between two (2) houses. She wanted to know who will be responsible for any issues after the developer is long gone. G. Bechtholdt explained that the culvert was blocked and the Department of Public Works cleaned it out. It will be responsibility of the Department of Public Works to maintain the culvert/drainage. S. O'Connell stated that as part of the site work more storage will be provided for drainage so there should be improvement to the overall drainage. B. Bacon wanted to know if the pipe under the driveway could be made bigger. G. Bechtholdt explained that the Planning Board consultant will review the size of the pipe under the driveway, the size of the culvert that goes across Glen Drive and the detention basin to make sure it is working as designed.

Roland Roy stated that Glen Drive is a private road and the heavy trucks from construction will damage the roadway. He wants confirmation that the roadway will be fixed. S. O'Connell explained that the developer is responsible for any damage from the heavy equipment and will fix the roadway. They will also work with Whitinsville Water Company as they will be replacing water lines in the roadway. R. Roy then wanted to know what the work hours would be. R. Roy was told that it is beyond the scope of the Planning Board and will need to be addressed with the Building Inspector.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; A. Kafal - Yes; R. Forst – Yes; and B. Massey – Yes to continue the Public Hearing for Glen Drive to September 14, 2021 at 8:00PM.

IV. NORTHBRIDGE MCQUADE SOLAR -PUBLIC MEETING

Article XX -Large Scale Solar Photovoltaic Installation

Site Plan Review §174-49.1 [Planning Board]

In accordance with provisions of Massachusetts General Laws and Chapter 174 -Zoning Article XX -Large Scale Solar Photovoltaic Installations, the Planning Board shall hold public hearing (via ZOOM) Tuesday, August 24, 2021 (7:35 PM) to consider application of Northbridge McQuade, LLC (Boston, MA) for approval of a large-scale ground-mounted solar energy array (± 4 MW DC) for subject property consisting of ± 60 acres, identified as Assessor Map 25 Parcel 44 (McQuade's Lane) within the Residential-Two (R2) & Industrial-One (I1) Zoning District(s) of the Town of Northbridge. Copy of Application for Site Plan Review dated June 17, 2021, Site Plan entitled "Northbridge McQuade Solar" prepared by Beals+Thomas dated July 27, 2021, Stormwater Management Report prepared by Beals+Thomas dated October 10, 2019, 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 meeting 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.

Eric Las, Alan Clapp and Henry Lane were present for this public meeting. H. Lane explained that this is a solar facility off McQuade's Lane. They have spent several years dealing with zoning issues because the

access is through a residential zone. It is a permitted use on the rest of the site. The Conservation Commission has issued an Order of Conditions. The Zoning Board of Appeals has issued a determination. The Zoning Board of Appeals denied the request because they felt it did not fit into the neighborhood but Land Court allowed it. They just need the Planning Board site plan review now. The only impact will be limited traffic on McQuade's Lane. The panels will be about 1,500 feet off the road in the woods. The waivers requested are the wetland crossing setback and the height of the fence. They are requesting that the fence be seven (7) feet and not eight and a half (8 ½) feet high. The inverter box will be enclosed so there will be no noise for the neighbors. More screening can be done if and where needed. The poles will be +/-900 feet up the drive and will not be visible to anyone. The road curves so there will be no direct line of sight. There will be two (2) timber bridges for the wetland crossings. The test pits have been completed. There will be three (3) drainage basins. The bar gate at the entrance will be moved up the access drive to just after the utility pad. The solar arrays will be enclosed with their own fence and gate. There is only one access. Access to this site will not be granted from the other solar site as it is a different developer/owner. The developer has met with the municipal departments under the technical review meeting. They are addressing comments from Graves Engineering. The site was modeled as if it was deforested but it is not. Alan Clapp, Vice President of Nexamp, explained that they are a Massachusetts based company with a number of projects in the area. One of these projects is on the Northbridge/Sutton town line (Lasell Road/Oakhurst Road).

H. Berkowitz wanted to know why they cannot access the site from the other solar site that is close by. They cannot access their site from the other solar site because it is a competitor. Access will be from McQuade's Lane to a transformer on a pad that will connect to a pole on McQuade's Lane. H. Berkowitz explained that there have been surge problems with another solar site and he wanted to know if it could happen here. A. Clapp stated that he has not seen any problems and they have controls to handle this. National Grid will have safeguards in place too to handle any surge problems. H. Berkowitz is very concerned as it is happening at the local TV station which has lots of expensive equipment. It could be a local utility problem.

J. Berkowitz wanted to know about the size of the site and how much would be cleared. The site is 53 acres and 22 acres will be cleared. A. Kafal wanted to know if there would be a public discount/benefit to the residents and/or the town. Half of the power generated will be sold to the residents at a discount (usually 12%).

R. Forst wanted confirmation that the peer review is still pending and it was confirmed that the peer review report is still coming. He has not seen Jeff Walsh in a long time. G. Bechtholdt explained that our peer review engineer does not typically come to the Planning Board meetings and only comes when requested. B. Massey asked about the repair of the roadway and drainage issues, screening, etc. These will be at the Planning Board's discretion. The fence will be raised so that small wildlife can cross under the fence (requirement of the Conservation Commission). There will be no clearing on McQuade's Lane until they get onto the site. The Planning Board would like to see something from National Grid on how many poles will be added or replaced at McQuade's Lane for the next meeting.

Walter Warchol explained that McQuade's Lane can only have one vehicle at the time on the roadway because it is so narrow. He first heard about this in 2018 and Ethan Giles told him that they were not going to put the poles underground. He has reviewed the rules and regulations and to paraphrase the bylaw – reasonable effort should be made to put the utilities underground. W. Warchol wants conditions that all

poles be underground in the residential area. He is also concerned that they will see the poles. He wants a condition that no residential homes can be built on the Residential Two (R-2) area. Zoning will allow only one principal use. The inverter box emits a humming noise and he wants the inverter box enclosed and screening done between it and his property. He also wants gates to prevent ATVs, etc. from accessing the site. The racking systems should be kept as low as possible. There should be a safety plan for queueing the one lane as residents will need access to their homes during construction. He wants no broken/damaged solar panels stored onsite as they contain hazardous materials. He also requests that the conditions be made as specific as possible.

Nathan Gauthier, 46 McQuade's Lane, stated that it is very disappointing that after three (3) years of the Zoning Board of Appeals voting in the residents' favor that now it is going through. He has multiple concerns about electromagnetic frequency (EMF) radiation as it will only be ten (10) yards away from this house and he has two (2) young children.

B. Massey summarized that whether poles be located underground, multiple uses, noise protection, and screening are under the purview of the Planning Board. Fencing (non-reflective), lower panels, street parking, broken and damaged panels are also under the purview of the Planning Board. These items should be addressed at the next Planning Board meeting.

R. Forst wanted to know why the Planning Board cannot talk about EMFs and commented that W. Warchol laid out almost perfect concerns. He would like B. Massey to reach out to have W. Warchol write out/detail his concerns. G. Bechtholdt explained that the applicant could provide comments on EMFs at the next meeting.

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 continue the Public Meeting to September 14, 2021 at 7:45PM. (A. Kafal dropped off the meeting.)

V. FLOODWAY & FLOODPLAIN DISTRICT -CONT. PUBLIC HEARING

§174-18 Zoning Bylaw Amendment

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 continue the Public Hearing to September 14, 2021 at 7:55PM as we are waiting for a confirmation letter from the Building Inspector.

Old/New Business

Approval of Meeting Minutes -August 10, 2021

The Planning Board tabled the minutes to the next meeting.

2021 Fall Annual Town Meeting -Warrant Closes (August 27, 2021)

Point of information.

Planning Board -Vote to Sponsor Article(s) 2021 Fall Annual Town Meeting

Point of information.

Open Space & Recreation Plan Update Committee -Planning Board Representative

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 by roll by vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Yes; and B. Massey – Yes to appoint R. Forst as the Planning Board representative to the Open Space and Recreation Plan Update Committee.

A copy of the survey and the breakdown of the committee is provided in the packet. The survey was handed out at the fireworks event and will be handed out at the Fall Annual Town Meeting as well. The goal is to have the new Open Space and Recreation Plan ready for the Spring Annual Town Meeting next year.

Central MA Regional Planning Commission -Appointment of Planning Board Delegate(s)

Upon motion duly made and seconded, the Planning Board voted 4-0 by roll by vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Yes; and B. Massey – Yes to appoint J. Berkowitz as the first delegate and B. Massey as the second delegate.

Leonardo Estates Subdivision (Lot #9) -Status of Curbing & Guardrail Installation

Steve O'Connell apologized that Joe Leonardo is not present at this meeting. B. Massey stated that a lot of work has been done and wants to know the status of the lots, etc. The report was very thorough. S. O'Connell stated that the contractor for the curbing and guardrail did not honor their contract and is no longer insured. Another subcontractor was hired to do the curbing, but they do not do guardrails. J. Leonardo has installed a fence which will hopefully be acceptable. He has another subcontractor to do the guardrail. Hopefully, most items will be done by the end of November. G. Bechtholdt explained that Lot 9 was for the foundation only. The curbing has been done which is good. However, there is a fence and no guardrail and they are looking for a full building permit. There are still four (4) to five (5) lots still open and not constructed. If the Planning Board is confident, then the Planning Board can authorize the sign-off Lot #9.

Upon motion duly made (H. 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 to authorize the sign-off for Lot 9.

DPW Director & Sewer Superintendent -Review of Roles & Responsibilities

B. Massey explained to Jim Shuris and Mark Kuras that the Planning Board members are elected officials and they rely on other departments and the Planning Board consultant for their expertise. He then explained the process for a building permit. The departments need to do their jobs and inform the Planning Board on the status of the issues when they happen.

Holly Henault is concerned with the temporary sewer pump that is still being used in the Camelot. She wants to know when the permanent pump will be operational. She is asking that no more houses be connected to the sewer system until the permanent pump is operational and they are no longer using the temporary pump. She lives across the street and can hear the temporary pump running once an hour. She is tired of the noise, smell and look of the temporary pump. H. Henault also said that she was told that the developer was told by the town to purchase the pump that is there now and it has failed. They are blaming each other and it's been eight (8) months. She is very concerned that the temporary pump will fail and there

will be a backup of sewerage into their homes. She would like a timeline for the fix and if the developer does not respond where do they go from there. M. Kuras stated that the bypass is in place and it is still pumping.

The Sewer Superintendent should not be signing off of building permit applications for the Camelot until the temporary sewer pump is addressed. M. Kuras stated that the new pumps (that he approved) were requested six (6) months ago and he has not heard anything from the developer. The pump failure was a mechanical seal failure problem. The developer should be checking the pump every day so it was a failure on his part. M. Kuras spoke to the developer on August 4, 2021 and the developer asked if he could call M. Kuras back in two (2) hours. M. Kuras never received the call back. M. Kuras finally left a message and has had no reply. M. Kuras stated that he has replied to any residents that have contacted him. B. Massey wanted to know why building permit applications are still being signed-off by the Sewer department for the Camelot. The Planning Board wants no occupancy permits issued on the building permit applications that have been issued until the pump station is replaced with a permanent pump and the sewer department should not sign-off on any new ones until then. M. Kuras should contact the Building Inspector to recommend that they do not issue Certificates of Occupancy until the sewer pump is addressed. M. Kuras needs to make this a priority.

G. Bechtholdt explained the process of calling in a bond and that you cannot just do a certain amount for the pump. It would need to be the whole bond for that phase. B. Massey stated that they need better and more frequent communication. The developer was not invited because this discussion was not to be specific for a project so it was not on the agenda as such for the Camelot. This discussion is to discuss the roles and responsibilities of the sewer superintendent. Bill Renaud wanted to know when Joe Marinella would be invited to a meeting. G. Bechtholdt explained that the Planning Board will be getting status reports from the developer and then they will invite the developer to come in and discuss those reports at an upcoming meeting.

J. Shuris explained that he has contacted National Grid regarding the streetlights to have them made a priority and to find out why there has been a delay and what the timeline is. The streetlights for Leonardo Estates have been ordered, J. Marinella has not responded for the Camelot and Presidential Farms is all set. G. Bechtholdt wanted clarification of at what point does National Grid get notified and the town takes over the streetlights. J. Shuris stated that the developer sends a letter to the Department of Public Works that the streetlights have been installed and what the specs are. The Department of Public Works then contacts National Grid to energize them and that the town will take them over.

B. Massey would like the Department of Public Works to take a more proactive approach and work together so that the residents get what they need.

Roosevelt Drive (remaining portion of) Street Acceptance -Status/Update

The Board of Selectmen need to vote on the layout of Roosevelt Drive (remaining portion) and the Planning Board will vote on the layout at their next meeting. This must be done before Town Meeting. The Conservation Commission and Fire Department are all set. Graves Engineering has provided a report. David Brossi has submitted everything with the street acceptance checklist. He is working on the activation of the street light and is waiting for the Department of Public Works recommendation. D. Brossi explained that the basins have been sealed on the outside. There are a couple of ladder rungs to be installed and two (2) catch basins do not have hoods but he is working with Graves Engineering to resolve.

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Subdivision & Site Developments -Status/Updates

The construction at Stone Hill Condos and the solar facilities has impacted Leland Road during rain events. Behind Leland Road has been cleaned out, however, water runoff remains a concern. G. Bechtholdt encourages the Planning Board members to visit the sites. The solar facilities are looking for close outs for the Puddon/Quaker Streets and the Church St./Providence Rd. solar farms. They will have to contact G. Bechtholdt to get back on the agenda as the Planning Board is not discussing them tonight. DiPrete Engineering has provided information in the packet but we still need the review comments from Graves Engineering. D. Brossi is cleaning up the cul-de-sac island in Presidential Farms.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

The Planning Board is waiting to hear from the Department of Public Works to finalize the list and it will be shared with J. Marinella and the Planning Board will give him XX days to complete the work or they will start the process to call in the bond.

Green Meadow Court -Status/Update

Point of information. Waiting for information from Town Counsel.

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 24, 2021; Draft Planning Board Agenda dated September 14, 2021; Citizen's Forum Blurb; Public Hearing Notice for D & B Estates Definitive Subdivision Modification; Form C Application for Approval of Definitive Plan Modification dated July 16, 2021 for D & B Estates; Letter to Planning Board from Eastland Partners, Inc. regarding Lot 56 on plan entitled "D & B Estates Definitive Subdivision;" Sewage Disposal System Plan for 0 Glen Drive dated January 28, 2021; D & B Estates Definitive Plan dated August 04, 1994; Letter to Conservation, Building, DPW Highway, Town Manager / BOS from Glen Drive residents dated February 18, 2021 regarding concerns of proposed new dwelling; Email to Town Planner, Conservation Agent, DPW, and Building from residents and abutters of Glen Drive regarding 0 Glen Drive proposed single-family dwelling; Public Hearing Notice for a large-scale, ground-mounted solar energy array at McQuade's Lane; Application for Site Plan Review dated June 17, 2021 for McQuade's Lane Solar; Application for Site Plan Review Northbridge McQuade Solar Project Narrative; Northbridge McQuade Solar Plan dated July 27, 2021; Memo dated August 17, 2021 to Town Planner from DPW – Highway concerning McQuade's Lane Solar; Letter dated August 18, 2021 to Planning Board from Walter and Sandra Warchol concerning McQuade's Lane Solar Project concerns; Document dated September 15, 2019 to Zoning Board of Appeals from McQuade's Lane residents regarding McQuade's Lane solar concerns; Pictures of electrical poles; Chapter 173 Zoning Article XX Large-Scale Solar Photovoltaic Installations; Letter dated August 11, 2021 to Town Clerk from Town Planner regarding Zoning Amendment Floodway & Floodplain District; Section 172-18 Floodway and Floodplain Districts draft; Town of Northbridge Floodway and Floodplain Overlay Districts map; Memo dated August 09, 2021 to Board of Selectmen and Town Manager from Town Planner regarding Ad-Hoc Open Space and Recreation Plan Update Committee Composition of Appointments; Open Space and Recreation Plan Update Survey; Memo dated July 19, 2021 to Planning Board and Board of Selectmen from Central Massachusetts Regional Planning Commission

(CMRPC) concerning Appointment of Delegates and Alternate to the CMRPC for Fiscal Year 2022; Letter dated May 27, 2021 to Building Inspector from Town Planner regarding Leonardo Estates Issuance of Foundation Only Permit (Lot #9); Site Visit Report dated July 29, 2021 to Planning Board from Graves Engineering, Inc. for Leonardo Estates; Letter dated November 16, 2020 to Town Clerk from Planning Administrative Assistant regarding Leonardo Estates Construction Change(s); Letter dated August 12, 2021 to Planning Board from Terreno Realty, LLC regarding Leonardo Estates Lot 9 Building Permit Status as of August 12, 2021; Email dated August 16, 2021 to Town Planner from Terreno Realty, LLC regarding Leonardo Estates guardrail and Lot 9; Leonardo Estates Overall Site Plan dated August 13, 2013; Letter dated August 1, 2021 to Planning Board from Terreno Realty, LLC regarding Leonardo Estates Status Report; Letter dated August 11, 2021 to Town Clerk from Town Planner concerning 2021 Fall Annual Town Meeting Roosevelt Drive (Presidential Farms) – Street Acceptance; Mike's Way Subdivision Construction Schedule as of August 12, 2021; Site Visit Report dated August 10, 2021 from Graves Engineering, Inc. regarding Mike's Way; Site Visit Report dated August 06, 2021 from Graves Engineering, Inc. regarding Moon Hill Estates; Site Visit Report dated August 09, 2021 from Graves Engineering, Inc. concerning Moon Hill Estates; Site Visit Report dated August 10, 2021 from Graves Engineering, Inc. concerning Moon Hill Estates; Letter dated August 12, 2021 to Planning Board from DiPrete Engineering regarding Syncarpha Solar, LLC Puddon Street & Quaker Street; Planning Board Schedule of Meeting Dates 2021.

Other

The Bylaw Review Committee will be put on the next agenda as R. Forst wishes to resign from that committee and J. Berkowitz has expressed an interest in serving on that committee.

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of August 24, 2021 at or about 9:57PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk /File

August 24, 2021

Planning Board

FROM	DATE	SUBJECT
Terreno Realty, LLC	08/23/2021	Leonardo Estates Status Report
Town Planner	08/19/2021	Email - Leonardo Estates – Building Lots
Graves Engineering	08/20/2021	Winston Woods Definitive Subdivision Review
Conservation Commission	08/23/2021	Northbridge McQuade Solar Site Plan Review
Building Inspector	08/23/2021	Glen Drive – Definitive Subdivision Modification
Northbridge McQuade LLC	No Date	McQuade's Lane Solar Plans
J & F Marinella	Rec'd 08/23/2021	Hemlock Estates Construction Schedule
Bill Renaud	08/23/2021	Email - The Camelot Construction Schedule Update
Planning Board	Rec'd 08/23/2021	Public Meeting Notice for Roosevelt Drive Layout (Presidential Farms)
Building Inspector	08/24/2021	Summary Judgement for McQuade's Solar

Sutton

- Decision – Approved the Special Permit for Scannell Properties, LLC to exceed the height limit of 45 feet by 4 feet for a total of 49 feet for the Blackstone Logistics Center at 20R & 30R Oakhurst Road and 1 & 3 Lackey Dam Road.
- Public Hearing Notice – Application of Peter Schotanus for a retreat lot at 23 Jones Road.
- Decision -

Uxbridge BOS

- Public Hearing Notice – Application of V & D LLC, Honey Farms Mobil for an off premises §15 Package Store Wine and Malt Beverages Alcohol License at 1 North Main Street.