



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, October 12, 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 7:03PM. Harry Berkowitz - Yes; Jim Berkowitz - Yes; and Abdul Kafal - Yes; were in attendance. Rainer Forst was absent. Andrew Howden, Associate Member, R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Planning Administrative Assistant, were also present.

Attendees included Rusfid Haroon, CS Energy; Rayo Blumgara; Prateek Tare, CS Energy; Graeme Dutkowsky, Syncarpha Solar; Deb Castell; Devin Howe, Beals Associates; Joe Leonardo, Ron Henault; and Earl Ebbeling.

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NORTHBRIDGE TOWN CLERK

I. CITIZENS' FORUM

None

II. FORM A'S

None

III. SYNCARPHA NORTHBRIDGE II SOLAR (PROVIDENCE ROAD) -REVIEW/DECISION Request for Project Close-out

This solar facility project was divided into two (2) parts (Syncarpha Northbridge I and Syncarpha Northbridge II). The Planning Board consultant has done a review and the Conservation Commission has issued their Certificate of Compliance. The applicant is looking for the Planning Board to close out Syncarpha Northbridge II. Devin Howe, Beals Associates is working with the Conservation Agent and Graves Engineering to finish Syncarpha Northbridge I including the earth disturbance. They are waiting for National Grid to do the interconnections. A request to close out Syncarpha Northbridge I will then be requested. J. Berkowitz received clarification on where the electric pole will be installed in Syncarpha Northbridge I.

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; A. Kafal – Yes; and B. Massey – Yes to SUPPORT ISSUANCE OF "PROJECT CLOSE-OUT" for Syncarpha Northbridge II Community Solar -Providence Road. Based upon information presented by the Project Engineer (Beals Associates, Inc.) and offered by the Planning Board's Consultant (Graves Engineering, Inc.), the Planning Board was satisfied site improvements were completed in conformance with site plan approval (dated July 11, 2018). Reference is made to Beals Associates letter dated October 06, 2021; As-Built Survey Plan; and Graves Engineering, Inc. report dated October 12, 2021. In taking such action, Owner/Applicant shall be required to maintain site improvements in accordance with site plan approval. Where project close-out does not relieve Owner/Operator from its duties and responsibilities of ongoing site maintenance in accordance with the O&M Plan, stormwater management and other requirements of the site plan approval. The Planning Board shall consider project close-out of Syncarpha Northbridge I Community Solar -Church Street at a future meeting of the Board.

PUDDON I & PUDDON II SOLAR (PUDDON/QUAKER STREET) -REVIEW/DECISION
Request for Project Close-out

This solar facility project was divided into two (2) parts under one filing (Puddon Street and Quaker Street Solar I and II). The Planning Board consultant has done a review and the Conservation Commission has issued their Certificate of Compliance. The applicant is looking for the Planning Board to close out Puddon Street and Quaker Street Solar I and II. Per Graeme Dutkowsky, all items have been addressed. The developer widened the intersection and coordinated the drainage with the Department of Public Works. The Conditions of Approval required the developer to remove brush, etc. to widen the travel lane and improve the sight distance. The Conditions of Approval does not require the developer to repave Puddon Street. DiPrete Engineering (Andrews Engineering) provided correspondence requesting the project close out from the Planning Board. There are concerns regarding noise and maybe screening is needed where the battery containers and the National Grid pad are located. The screening could be extended to the gate. The battery containers cannot be enclosed any further as they need to be open to the air to function. H. Berkowitz wanted to know when the dead trees would be replaced. G. Dutkowsky stated that their best effort will be done to plant those trees this season.

Earl Ebbeling wanted to know if sound barriers could be placed to prevent noise coming into his yard. He can also see the solar panels plain as day and feels the screening is not even close to adequate. He has gotten zero (0) cooperation from the developer. There are problems with drainage including wash outs, etc. He explained that he has been nice and patient up to now. Once the project is closed, then there is no leverage to get anything done, per E. Ebbeling. G. Bechtholdt explained that the Planning Board does not typically issue close-outs to projects. This is a unique project and even if the Planning Board closes out the project, any concerns can be addressed with the Building Inspector. Any outstanding items can be put into a memo to the Building Inspector and if they are not done, then the Building Inspector can find them in violation and can take action. The solar facility must remain in compliance throughout the duration of the project. The close out does not need to be held up. They can submit a plan showing the additional screening to the Planning Board and the Building Inspector. B. Massey stated the extra screening may knock down the noise. The screening there now is ok but it is in an immature state. In the next week or so, per Syncarpha Solar, they will take decibel readings and determine where the noise is coming from; National Grid or CS Energy. The invertors, HVAC, and National Grid transformers are all running at the same time. Per E. Ebbeling it is a hum/buzz 24 hours a day 7 days a week. Arborvitaes may be a great option to plant. A timeframe for the planting(s) is needed. Ideally, any plantings should be done this planting season. E. Ebbeling volunteered to plant them if Syncarpha purchases the plantings. E. Ebbeling also has water issue concerns. The retention ponds overflow and streams wash out the road. He would like some sort of drain/culvert installed across the roadway so the water will not wash out the roadway in front of his and his brother's properties. He said an eight (8) foot river comes through on a regular basis. This occurs before and after the entrance to the solar facility. G. Bechtholdt spoke with the town consultant and they had no issues. It will be reviewed again with Syncarpha to see what can be done. E. Ebbeling will send the Planning Office photographs and meet with anyone on site too if it can be coordinated.

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; A. Kafal – Yes; and B. Massey – Yes to SUPPORT ISSUANCE OF "PROJECT CLOSE-OUT" for Community Shared Solar -Puddon I & Puddon II. Based upon information

presented by the Owner/Applicant/Operator, Project Engineer (Andrew Survey & Engineering, Inc., and DiPrete Engineering) and offered by the Planning Board's Consultant (Graves Engineering, Inc.), the Planning Board was satisfied site improvements were completed in conformance with special permit/site plan approvals (dated July 12, 2018). Reference is made to Andrews Survey & Engineering, Inc. letter dated September 24, 2021; DiPrete Engineering letter dated August 12, 2021; and Graves Engineering, Inc. report dated October 12, 2021. In taking such action, Owner/Applicant shall be required to maintain site improvements in accordance with special permit/site plan approvals. Where project close-out does not relieve Owner/Operator from its obligation and responsibility of ongoing site maintenance in accordance with the O&M Plan, stormwater management and other requirements of the special permit/site plan approvals. Accordingly, Owner/Operator hereby agrees to plant/install additional vegetative screening (or other) along the frontage of the project site (along Puddon Street), to provide visual screening and dampen sound/noise emitting from certain equipment installed. Said screening shall be completed this construction season (2021). Arrangements shall also be made for Planning Board Consultant to (re)inspect Stormwater Basin 1 & Stormwater Basin 2 (including overflow areas) to ensure proper stormwater controls are being achieved onsite and not impacting abutting private properties.

IV. CAMELOT SUBDIVISION -REVIEW

Rebecca Road, Joseph Circle & Genevieve Drive -Status Update

The Planning Office received an email update dated August 23, 2021 from WW Contracting and Bill Renaud and a Graves Engineering report dated October 14, 2021. The Planning Board reviewed the documents and the streetlights, street signs and infrared gas trench seams, etc. still need to be completed. The status of the pump station is still needed.

LEONARDO ESTATES SUBDIVISION -REVIEW

Windstone Drive -Status Update

The Planning Office is in receipt to a letter from Joe Leonardo dated August 23, 2021. J. Leonardo reviewed his report with the Planning Board and noted where progress has been made. Some of these items include curbing installation, chain link fence along both sides of the wetland crossing, etc. Some items that should be completed by the end of November include the installation of the guard railing along the wetland crossing, moving the central mailbox to make it ADA compliant, install streetlights and street trees, etc.

MIKE'S WAY SUBDIVISION -REVIEW

Mike's Way -Status Update

The Planning Office is in receipt of an updated construction schedule for Mike's Way dated October 2021. Ron Henault stated that the street lamps are on order but he does not have a delivery date yet. The underground electric is being installed. National Grid has installed an electric pole at the entrance to Mike's Way. The paving base coat should go down next week. It is progressing well. G. Bechtholdt stated that they are working with Graves Engineering regarding inspections, etc.

OLD/NEW BUSINESS

Approval of Meeting Minutes -August 10 & 24 and September 28, 2021

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; A. Kafal – Yes; and B. Massey – Yes to approve the minutes of August 10, 2021. Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; A. Kafal – Yes; and B. Massey – Yes to approve the minutes of August 24, 2021. The minutes of September 28, 2021 were tabled.

Bylaw Review Committee -Planning Board Representative

The Planning Board tabled this agenda item.

2021 FATM Warrant Articles -Planning Board Vote/Recommendation(s)

G. Bechtholdt forwarded the drafts of the articles to be read at Town Meeting for the Planning Board to review. B. Massey stated that he should be back from vacation by then. H. Berkowitz will be there to record the Fall Annual Town Meeting for the local access cable and will be the back up to read the articles if needed.

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

Point of information.

Subdivision/Site Development -Status/Updates

Hemlock Estates and Moon Hill Estates have been invited to the next Planning Board meeting to provide their updates. The Planning Office is in receipt of an update for Hemlock Estates and it appears they are moving forward with work being done. Turning Point Engineering has been working to address the runoff concerns from Stone Hill Condominiums (see letter dated September 23, 2021).

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

This item has been tabled.

Green Meadow Court -Status/Update

This item has been tabled.

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 October 12, 2021; Draft Planning Board Agenda dated November 09, 2021; Citizen's Forum blurb; Letter dated October 06, 2021 to the Town Planner from Beals Associates regarding Syncarpha Northbridge I and II Community Solar Project Response to Graves Engineering; Plan of Land Syncarpha Northbridge I and II dated September 15, 2021; Letter dated September 27, 2021 to Planning Board from Graves Engineering, Inc. regarding Northbridge I (Church St) and Northbridge II (Providence Rd) Solar Projects As-Built Plan and Construction Completeness Review; Letter dated July 16, 2021 to Building Inspector from Town Planner regarding Syncarpha Solar Puddon and Quaker Streets Special Permit/Site Plan; Letter dated September 24, 2021 to Planning Board from Andrews Survey & Engineering concerning Puddon I and Puddon II Solar Projects; Final Construction Control Document dated June 02, 2020 for Puddon St and Quaker St Solar; Letter dated August 12, 2021 to Planning Board from

DiPrete Engineering concerning Peer Review comment responses for Syncarpha Solar Puddon and Quaker Streets; Plan of Large-Scale Solar Photovoltaic Facility Puddon and Quaker Streets; Photographs of Syncarpha Solar Puddon and Quaker Streets; Certificate of Approval Special Permit for Community Shared Solar Overlay District dated July 12, 2018 concerning Syncarpha Solar Puddon and Quaker Streets; Certificate of Approval dated July 12, 2018 for Community Shared Solar Puddon I; Certificate of Approval dated July 12, 2018 for Community Shared Solar Puddon II; Letter dated June 29, 2021 to Planning Board from Graves Engineering concerning Puddon I and Puddon II Solar Projects As-Built Plan and Construction Completeness Review; Letter dated August 26, 2021 to Planning Board from Graves Engineering concerning Puddon I and Puddon II Solar Projects As-Built Plan and Construction Completeness Review; Email dated August 23, 2021 to Planning Administrative Assistant from Bill Renaud regarding status report for Camelot from Graves Engineering Report; Letter dated August 23, 2021 to Planning Board from Terreno Realty concerning Leonardo Estates Status Report; Mike's Way Subdivision Construction Updates dated October 2021; Email dated September 16, 2021 to Town Planner from Planning Administrative Assistant regarding Bylaw Review Committee; Letter dated September 29, 2021 to Planning Board from Turning Point Engineering regarding Stone Hill Condominiums Engineer's Certification; Letter dated September 23, 2021 to Planning Board from Turning Point Engineering regarding Stone Hill Condominiums Stormwater Runoff / Flooding on Leland Road; Community Planning & Development – Weekly Report September 27 – October 01, 2021; Planning Board Schedule of Meeting Dates 2021.

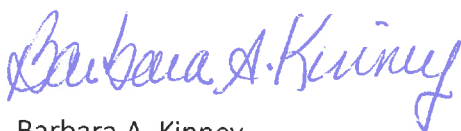
Other

None

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of October 12, 2021 at or about 8:11PM.

Respectfully submitted,



Barbara A. Kinney

Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk /File

October 12, 2021

Planning Board

[illegible]

ZBA

- Public Hearing Notice – Application of Joseph Johnson for a Special Permit for a two-family by addition an additional unit on to an existing single-family home at 1291 Providence Road.

Douglas

- Public Hearing Notice – Application of Dark Stream, LLC (applicant) and K9 Realty, LLC (owner) for a Site Plan Review to redevelop an existing 12,600 square foot warehouse building for the cultivation of marijuana and associated parking improvements at 116 Davis Street.

Sutton

- Decision – Approved a Special Permit for Denis Sullivan for an accessory apartment at 48 Hartness Road.
- Public Hearing Notice – Application of Jack & Jennifer O'Brien to designate 44 Old Mill Road as a retreat lot.

Upton ZBA

- Public Hearing Notice – Application of Mark & Megan Carlson for a Variance of 15 feet rear setback to allow for an above ground pool due to location of septic system at 6 Summers Circle; Application of Beatriz Jacinto Parreira for a Special Permit for a home aesthetician business at 92 Hopkinton Road; and Application of Bill & Cathy Tomasetti for a Variance to install and maintain a 12 foot by 16 foot shed 15 feet from the edge of the road due to location of the septic system at 18 River Street.