



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, November 23, 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 7:01PM. Harry Berkowitz - Yes; Jim Berkowitz – Yes; and Rainer Forst – Yes were in attendance. Abdul Kafal was absent. Andrew Howden, Associate Member was not in attendance. R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Planning Administrative Assistant, were also present.

Attendees included Mike & Alexandria Conway; Yar Laakso, TGAS; Steve Powers, Samiotes Consultants; David Sharlacken; Adam Gaudette; James & Stephanie Bigelow; Fire Chief David White; M. W. Beaudoin; Joe Zaync; Lisa Costanza; David Bossi; Warren Fairbanks; Glenn King; and John Labrecque.

I. CITIZENS' FORUM

None

II. FORM A'S

None

III. NORTHBRIDGE FIRE STATION -PUBLIC MEETING

§173.49.1 -Site Plan Review

Providence Road -Assessor Map 21 Parcel 27

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 waive the reading of the Public Hearing Notice.

In accordance with provisions of Massachusetts General Laws and Chapter 174 -Zoning Section 173-49.1 [Site plan review by Planning Board], the Planning Board shall hold a public meeting (via ZOOM) Tuesday, November 23, 2021 (7:05PM) to consider application of Town of Northbridge (Fire Chief David White) for approval of (new) Fire Station to be located at subject property consisting of ±26 acres, identified as Assessor Map 21 Parcel 27 (Providence Road) within the Residential-Three (R3) Zoning District of the Town of Northbridge. Copy of Application for Site Plan Review dated November 05, 2021; Site Plan entitled "Northbridge Fire Department" prepared by Samiotes Consultants, Inc. dated November 15, 2021; Stormwater Management Report prepared by Samiotes Consultants, Inc. dated November 15, 2021; 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).

RECEIVED

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NORTHBRIDGE TOWN CLERK

Steve Powers, Samiotes Consultants, gave a general summary including that the site is located at 1681 Providence Road, it is +/-26 acres, and there are baseball field(s) and a basketball court in the center of the site. There is a potential that they will propose an outbuilding behind the new fire station sometime in the future. There is gravel parking in the back for overflow. There will be enough room for the fire trucks (including ladder truck) to negotiate access in and out of the building. This is a cost effective design. The grading of the driveway will be 6.9% and they wish to keep it below 8%. The utility plan is for water to be brought in with the domestic and fire protection service being separate lines. The electric will be underground and they will have an emergency generator too. The sanitary sewer will be brought in from the ROW to Susanne Drive. Gas service is also proposed, but that may change. For stormwater, they are proposing several systems to capture and treat the stormwater. To the rear of the property there will be an infiltration basin and the front of the property will have a couple of bio-retention basins to treat stormwater. During construction, there will be erosion controls and some regrading will need to be done with diversion swales. The isolated vegetated wetland at the front of the property will be protected during construction. There will be landscaping between the project and the neighbors and they will try to leave as much wooded area as possible. They will look to the town for any additional plantings that may be required.

Jim Bigelow wanted to know if there are any plans for cutting into ledge such as blasting. There are no plans to blast and if they encounter any ledge, the plan is to hammer and pull it out. If that should change, then the abutters would be notified. S. Powers explained that the concrete slab could potentially be a garage to store additional equipment in the future. J. Bigelow wanted confirmation that there would still be a buffer of trees to his property. They will try to maintain as much buffer as possible. B. Massey explained the Planning Board will hold more meetings with additional opportunities to address any concerns. It will be a condition of the approval that it will be up to the Planning Board's discretion whether they are satisfied with the plantings/buffer or if more plantings/buffer would be needed. G. Bechtholdt commented that the screening should include a landscape plan which will be needed for the next meeting.

The Planning Board will need to formally vote to engage the services of Graves Engineering and they have already started the review. Adam Gaudette clarified that the link to the feasibility study on the home page of the website is old and outdated. A new link will be created on the home page for the fire station plans. In the meantime, there is a link on the Planning Board page to the submittal.

The Conservation Commission will be opening the Public Hearing for the Notice of Intent at their December 01, 2021 meeting. The Department of Public Works will need to provide comments regarding the water and sewer connections for the applications. An access permit and signal permit will need to be issued by MA Department of Transportation. The building permit will come later. A stormwater discharge permit will need to be issued, as there will be more than an acre of disturbance. The Stormwater Pollution Prevention Plan (SWPPP) is being prepared. G. Bechtholdt stated that no formal traffic study is needed; just the site distances need to be confirmed as not much traffic will be generated.

H. Berkowitz wanted to know where the sign for the fire station would be located. Nothing has been decided yet and the Planning Board will need to approve the sign. G. Bechtholdt mentioned that the location of the sign should be placed on the plan for now. Once the design is finalized, they can come back to the Planning Board for approval before the sign-off on the building permit. R. Forst wanted to know how many people would be in the building. The Fire Chief explained that there are seven (7) firefighters on the

day shift and four (4) on the night shift. When a fire call comes in, an additional 14 to 15 on-call firefighters may come in as well.

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 engage the engineering services of Graves Engineering.

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 December 14, 2021 at 7:35PM.

Review comments from various departments and from Graves Engineering should be discussed at the next meeting. The landscaping plan should be presented as well. G. Bechtholdt recommends not requiring an environmental impact report as it is not needed and would just be an overlap of the submittal presented to the Conservation Commission with the community impact statement.

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 not require the environmental impact report.

OLD/NEW BUSINESS

Approval of Meeting Minutes -November 09, 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; R. Forst – Yes; and B. Massey – Yes to approve the November 09, 2021 minutes as written.

Bylaw Review Committee -Planning Board Representative

R. Forst is willing to be the representative if no one else can be found. This will be tabled to the next meeting. The Planning Board will reach out to the community and try to generate some interest for this committee.

Consulting Services -Vote to Engage Services of Graves Engineering, Inc.

See above under the fire station section.

Roosevelt Drive (Presidential Farms) -Bond Reduction/Release

David Brossi, the developer, was present to answer any questions. Roosevelt Drive was accepted as a public way at the 2021 Fall Annual Town Meeting. The Department of Public Works has signed off to release the bond on the roadway. The trees have wintered over one (1) year and look good.

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 release the bond.

(ARPA) American Rescue Plan Act -Project Funding Requests

G. Bechtholdt explained that the projects they are looking at are a boardwalk for the Mumford River Walk, the pocket park in Rockdale, and initiatives such as a local rapid recovery plan, signage and wayfinding, and walking tour brochures. He will provide a copy once the document has been completed.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

Not much activity since the last meeting.

Site Plan/Subdivision Development -Status/Update

The Camelot has relocated two (2) driveways from Hillcrest onto Rebecca Road. The developer needs to open up Rebecca Road entirely to plow the snow during the winter. The developer for the Camelot has requested a bond reduction and this will be on the agenda for the next meeting and if it is not ready for a reduction, then the Planning Board can continue the request to the following meeting. The Planning Office is waiting for *Stone Hill Condos* to provide an overall status of the project and an update on the stormwater issues. H. Berkowitz commented that he reviewed the letter from the Department of Environmental Protection for Stone Hill Condos and they are doing a good job. The developer for *Mike's Way* is planning on paving the roadway on November 24, 2021 weather permitting. Permission has been given from the Department of Public Works as it is after November 15th. At the next Planning Board meeting, drainage for *Winston Woods* will be reviewed.

Castle Hill Farm -Land Acquisition (CPA Funds)

Glenn King, Community Preservation Committee (CPC) Chair, was present and H. Berkowitz and R. Forst are also members of this Committee. This Committee is in discussions with the owner of the property of Castle Hill Farms to possibly purchase the property to protect it from development. The CPC is working with Metacomet Land Trust and there is also a need for funding. This will probably be on the Spring Annual Town Meeting warrant for 2022. They're optimistic that this will happen. They will also be looking at the open space plan to identify and prioritize like parcels to purchase and preserve in the future.

Green Meadow Court -Status/Update

Tabled. Point of Information.

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 November 23, 2021; Draft Planning Board Agenda dated December 14, 2021; Citizen's Forum document; Public Meeting Notice for Northbridge Fire Station; Application for Site Plan Review dated November 05, 2021 for the Northbridge Fire Station; Plan dated November 12, 2021 for the Northbridge Fire Station; Northbridge Fire Department site development locus area plan; Draft letter dated November 24, 2021 to Town Clerk from Town Planner regarding Northbridge Fire Station Engineering Consulting Services; Review Report Form dated November 15, 2021 to Town Departments from Town Planner regarding the Northbridge Fire Station; Email dated November 16, 2021 to John Mannila from Town Planner concerning Presidential Farms Bond Release; Form K Performance Secured

By Lenders Agreement dated June 28, 2021 for Presidential Farms Phase V; Planning Board Schedule of Meeting Dates 2022; Planning Board Schedule of Meeting Dates 2021.

Other

None

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of November 23, 2021 at or about 8:02PM.

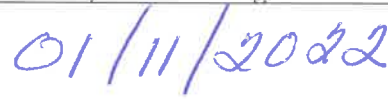
Respectfully submitted,

Approved by the Planning Board:



Barbara A. Kinney

Planning Administrative Assistant



Cc: Town Clerk /File

FROM	DATE	SUBJECT
DPW	11/22/2021	Mike's Way Binder Installation
Samiotes Consultants	11/22/2021	Northbridge Fire Station Site Plan Submittal
Turning Point Engineering	11/22/2021	Stone Hill Condos Engineer's Certification
Turning Point Engineering`	11/22/2021	Stone Hill Condos Stormwater Management Progress Report

ZBA

- Public Hearing Notices – Application of James Roy for a Variance to add an additional dwelling unit to a detached garage for a total of two (2) units at 56 McEndy Street; Application of Yong Lit for a Special Permit to demolish a nonconforming single-family structure and rebuild in the same general footprint at 2653 Providence Road; and Application of Kee Properties, LLC for a Variance to change the use of a nonconforming lot with a single-family structure of a commercial use at 1099 Providence Road.
- Public Hearing Notice – Applications of Brian Fitzgerald for Special Permits for a nine (9) duplex lots within the proposed Winston Woods subdivision and is located off Spring Street.

Douglas

- Public Hearing Notice – Application of Scannell Properties #543, LLC for an Earth Removal Special Permit to remove +/-25,000 cubic yards from Off Lackey Dam Road.
- Public Hearing Notice – Application of Scannell Properties #543, LLC for a Site Plan Review for the construction and operation of a warehouse building off Lackey Dam Road within Sutton, Uxbridge and Douglas.

Grafton

- Decision – Approved with Conditions a Special Permit for a duplex at 72 Westboro Road.

Sutton

- Public Hearing Notice – Application of Scannell Properties, LLC to amend the Site Plan Approval and Route 146 Overlay and Height Special Permits previously granted to reduce the size of the building, increase employee parking, reconfigure site circulation and emergency access, add a potential water tank and increase the height from 49 feet to 55 feet at 1 & 3 Lackey Dam Road (Uxbridge) and 20R & 30 R Oakhurst Road (Sutton). The applicant also requests to update the previously approved Use Special Permit to reference the new bylaw section regarding warehouse with distribution and requesting an Earth Removal Permit Exemption to remove +/-25,000 cubic yards of topsoil from the site.