



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, December 14, 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 7:04PM. Harry Berkowitz - Yes; Jim Berkowitz – Yes; and Rainer Forst – Yes were in attendance. Abdul Kafal arrived late and left early. Andrew Howden, Associate Member was in attendance. R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Planning Administrative Assistant, were also present.

Attendees included Mike & Alexandria Conway; James Bigelow; Fire Chief David White; M. W. Beaudoin; Bruce Williams, Allen Engineering Associates; Robert Duff, Guerriere & Halnon; Bill Renaud; Ron Henault; Adam Gaudette, Town Manager; Yar Laakso, Galante Architecture; Steve Powers, Samiotes Consulting; Barry Hosner, Hosner Landscape Architects; Joe Leonardo, Terreno Realty; Joe Zayonc; and Heather Antanavica.

I. CITIZENS' FORUM

None

II. FORM A'S (355) MAIN STREET -REVIEW/DECISION ANR -81P Plan Assessor Map 2, Parcels 37 & 65

Bruce Williams explained that the lot with the building that currently houses Core Mark is being subdivided. The lot with the existing building is +/-24.5 acres and they will be dividing off Lot B which is +/-2.7 acres. It will have the required frontage area. The checklist has been completed and the submittal warrants endorsement.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 4-0 by roll call vote of H. Berkowitz – Yes; R. Forst – Yes; J. Berkowitz – Yes; and B. Massey – Yes to GRANT ANR endorsement/approval for the referenced plan; creating Lot A and Lot B, as shown and described on plan.

A. Kafal connected to the ZOOM meeting about 7:19PM.

III. WINSTON WOODS, DEFINITIVE SUBDIVISION -CONTINUED PUBLIC HEARING Assessors Map 15A, Parcel(s) 224-232 [Spring Street, extension of] Chapter 222 -Subdivision Rules & Regulations

This continued Public Hearing is to consider the 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.

Bob Duff explained that the plans have been revised and the overview has been submitted. The basin has been redesigned to get water away from the existing houses. Lots 8 & 9 have been combined and the basin covers most of them. The access to the basin has been moved. Five (5) parking spaces have been added at the intersection of Spring Street Extension and the new road. $\frac{3}{4}$ of the runoff going to Spring Street now will be directed to the wetland area. A swale will collect the runoff and bring it to the wetland. A follow-up technical review with some of the departments will be held to review the revised plans. Graves Engineering will review the revisions and be present at the technical review meeting. An extension to the decision period is needed. A letter has been received requesting a continuance of the Public Hearing to March 2022 and an extension of the decision period to March 2022. G. Bechtholdt suggests continuing the Public Hearing to February 2022 and an extension of the decision period to March 2022.

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; R. Forst – Yes; A. Kafal – Yes; and B. Massey – Yes to extend the decision period to March 30, 2022. 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; R. Forst – Yes; A. Kafal – Yes; and B. Massey – Yes to continue the Public Hearing to February 08, 2022 at 7:05PM.

NORTHBRIDGE FIRE STATION -CONTINUED PUBLIC MEETING

§173.49.1 -Site Plan Review

Providence Road -Assessor Map 21, Parcel 27

This Public Meeting is to consider the application of the Town of Northbridge (Chief David White) for the approval of a (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.

Steve Powers explained the landscaping plan, signage location and screening of abutters. The Planning Board reviewed letters from the town departments and several abutters. Adam Gaudette and Yar Laakso were present to answer any questions if needed. Access will be from Providence Road with a two (2) lane two (2) way driveway. There is space around the building so snow storage will not be a problem. The storage will be in the north part of the site and the western part of the site after the gravel area. There will be 11 parking spaces at the front of the building with two (2) of them Americans with Disabilities Act (ADA) accessible. There will be 31 spaces in the gravel area in the back for overflow. The parking is based on one (1) space per bed and the office space. Barry Hosner, Hosner Landscape Architects, explained that there is an existing red oak/white oak forest with several other species. The saplings are white pine and beach in the under story. These will be used to model screening for the abutters. All native species will be used or close to it. There is an easement area for the right-of-way left open so the plantings will not interfere with the sight lines in the right-of-way. A black chain link fence with privacy slats will be used along the southern edge of the property. The lighting fixtures will have Light Emitting Diodes and be dark sky compliant (no light will escape into the sky above). A photometric plan is coming showing the foot candle numbers, etc. Providence Road will need 112 to 115 feet of curb cut that MA Department of Transportation (MA DOT) will need to approve. The fire trucks can drive over the median if needed in an emergency. There will not be any traffic lights but there will be warning signs with flashing signals. This is being coordinated with MA DOT. J. Berkowitz received confirmation that the height of the fence will be six (6) feet. There will be clear cutting in some areas to level the area but there are plantings proposed. In the areas where no grading is needed,

the trees will remain. The lighting will be on a timer and it will dim later at night and be on for only safety reasons. The distance of the building to the property line at the closest point is 141 feet on the southern side. The parking in the back is +/-10 feet higher than Susanne Drive. (*A. Kafal dropped off ZOOM*). The sign will be monument style and the Planning Board will approve of it later and just the location needs to be shown on the plan for now.

Joe Zayonc, 1699 Providence Road, has questions about the steep embankment and it was explained that there will be an erosion control blanket over it until the vegetation is established. The revised plans will be posted on the website. The runoff will flow down the roadway and not down the northern slope. Jim Bigelow asked about the sewer and gas connections through Susanne Drive. They believe the gas connection will be through Susanne Drive but it is the gas company that will decide where the connection will be. They would be tapping into the sewer system and the Department of Public Works has reviewed and has not provided any comments that the sewer system could not handle this project. G. Bechtholdt commended S. Powers that the plans are easy to read and he provided a good narrative of comments. The draft conditions of approval have been provided in the packet. Some of the conditions are boilerplate and some are specific to the site.

CONDITIONS OF APPROVAL: Planning Board Site Development Plan approval shall be subject to the CONSERVATION COMMISSION ORDER OF CONDITIONS. Site Development shall comply with all applicable laws, bylaws, rules, regulations, and codes and obtain all the necessary permits and approvals; including but not limited to blasting, water/sewer, street excavation, and/or access to public way, if so required. Planning Board Site Plan Approval shall be subject to conditions, if any imposed by the NORTHBRIDGE CONSERVATION COMMISSION. Exterior illumination, including security lighting shall be arranged so as to reflect away from abutting properties. Said lighting shall be directed in a manner to avoid glare and light trespass. Site signage "Northbridge Fire Department" (monument-style) shall be setback from Providence Road and the site driveway, so as to not conflict with sightlines (vehicles) exiting property. Brush/vegetation along the site driveway, located within the layout/right-of-way of Providence Road, shall be cleared and maintained to promote optimal sightline distances for drivers exiting the subject property. Privacy screening shall be provided and maintained along the southerly side of the property (abutters along Susanne Drive). Said screening shall be black chain-link fencing with privacy slats (6-feet in height) and Arborvitaes (or similar evergreen) as shown on plan. Access via Susanne Drive shall be permitted and maintained for passive recreational purposes, where residents/neighbors may continue to utilize existing trails located within the subject property (former Goulet Playground). Similarly, future consideration shall be given to allow the Town to enhance trail system within this ±26-acre site; including additional trails, interpretive signage, and off-street parking, if so arranged not to conflict with operations of the Fire Department. Snow storage areas shall be reviewed/approved by the Conservation Commission and appropriately designated on the site plan. PRIOR TO ENDORSEMENT, the Site Development Plan shall be revised to address the following: Reference to Planning Board Certificate of Approval; Reference to Conservation Commission Order of Conditions; Graves Engineering, Inc. report (December 06, 2021); Lighting & Landscape Plan (including abutter screening); & Other conditions as may be noted herein. Owner/Applicant may coordinate road opening with Department of Public Works (508-234-3581) for driveway curb cut permit via MASSDOT -HIGHWAY DIVISION. Site Contactor shall work with the DIRECTOR OF PUBLIC WORKS to ensure that water/sewer services are installed properly. Owner/Applicant shall coordinate installation of the water service(s) with the Whitinsville Water Company (508-234-7358). Owner/Applicant shall coordinate installation of sewer service(s) with the Department of Public Works –Sewer Division (508-234-2154); materials to be used shall be sized and

installed to the specifications of the Sewer Department. Erosion control measures to prevent siltation into wetlands, neighboring properties and roadways during construction shall be implemented. The Erosion Control plan and documentation submitted shall be implemented and followed during construction. During construction, if these plans are found to be inadequate by the Planning Board or its designee, a new erosion control plan shall be submitted to the Board for review and approval. In the event erosion and sedimentation problems arise during construction, the Planning Board may require that all work cease until measures necessary to ensure prevention are implemented. Prior to ISSUANCE OF BUILDING PERMIT, outstanding invoices, if any for services rendered by Graves Engineering, Inc. shall be satisfied. Prior to ISSUANCE OF A BUILDING PERMIT, the Applicant/Engineer shall submit the following to the Planning Board: five (5) complete prints of the endorsed Site Development Plan, two (2) fifty-percent (50%) reduced prints and one (1) electronic copy. Prior to ISSUANCE OF A CERTIFICATE OF OCCUPANCY, all conditions of approval noted herein shall be satisfied. Project Engineer shall provide the Planning Board and BUILDING INSPECTOR with a letter describing status of site improvements. The Project Engineer shall provide the Planning Board written certification/verification that drainage system has been constructed as approved and working as designed. Said documentation shall be in the form of a letter signed/stamped by a Professional Engineer certifying and demonstrating that the drainage system has been constructed as approved and working as designed. Copy of same shall be provided to the Building Inspector, Department of Public Works and Conservation Commission. In order to secure the completion of landscaping shown on the approved plan, the Owner/Applicant may post a PERFORMANCE BOND in an amount to be reasonably determined by the Planning Board. Such bond shall be posted with the Town Treasurer and shall be released upon certification by the Planning Board that all required landscaping improvements associated with this Certificate of Approval have been satisfied. In the event any landscaping does not survive, the Owner/Applicant shall be responsible for its replacement; within 60-days of notice from the Planning Board, unless not feasible or practical due to weather conditions. Failure to comply with this requirement shall result in a violation of this Certificate of Approval. A copy of this Certificate of Approval endorsed Site Development Plan and Conservation Commission Orders of Conditions, if any, shall be maintained onsite during construction. The Planning Board and its designee(s) shall be permitted to access the project site for the duration of the project. Changes to the site development either prior to or during construction shall be administered through the Planning Board in accordance with Section 173-49.1 H of the Zoning Bylaw. Any amendments to this CERTIFICATE OF APPROVAL shall require a written description of the proposed modifications submitted to the Planning Board for review/approval. A significant alteration deemed by the Planning Board shall require the filing of a new site plan review. Violation of any condition(s) noted herein or failure to comply with this site plan development approval shall subject the Owner/Applicant to zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A and as otherwise provided in the Northbridge bylaws. Pursuant to Section 173-49.1 I (2) of the Northbridge Zoning Bylaw this site plan approval shall lapse in one (1) year, if a substantial use thereof has not commenced, except to good cause, which shall not include such time required to pursue or await the determination of an appeal. WAIVER: Based on its finding, the Planning Board WAIVED the Development Impact Assessment; Section 173-49.1 E (2) of the Northbridge Zoning By-Laws. As provided for in Section 173-49.1 E (3) of the Northbridge Zoning By-Law the Planning Board may waive any requirements if it believes that the requirement is not necessary based upon the size and scope of the project.

Upon motion duly made (R. Forst) 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 WITH CONDITIONS (listed above) the site development plan for the new Northbridge Fire Station.

OLD/NEW BUSINESSApproval of Meeting Minutes -November 23, 2021

These minutes were tabled.

Bylaw Review Committee -Planning Board Representative

Upon motion duly made (H. Berkowitz) and seconded by (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 reinstate R. Forst as the representative from the Planning Board for the Bylaw Review Committee.

Winston Woods, Definitive Subdivision -Extension of Decision Period

See discussion above.

Mike's Way Subdivision -Performance Bond (Surety) & Lot Release Request

Ron Henault is looking to establish a bond and release of lot(s). The binder coat of pavement and the stormwater basins are installed. Graves Engineering has prepared the construction estimate and the Department of Public Works (DPW) needs to review and consent to it. G. Bechtholdt suggests the Planning Board establish the bond according to the Graves Engineering estimate and DPW's consent. *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; R. Forst – Yes; A. Kafal – Yes; and B. Massey – Yes to establish the bond per Graves Engineering construction estimate and DPW's consent. 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; R. Forst – Yes; A. Kafal – Yes; and B. Massey – Yes to release Lot 9.*

Camelot Subdivision Phase(s) 1A, 1B & 2 -Bond Reduction Request

Bill Renaud explained that the Phasing of the Camelot has been revised. Phase 1A is Rebecca Road to Joseph Circle and Phase 1B is Joseph Circle. Phase 2 is Rebecca Road to Hillcrest Drive, Phase 3 is Genivieve Street and Phase 4 is Grace Street. Phase 4 (Grace Street) has not been started yet. Phases 1A and 1B are looking for a bond reduction. Phase 1A includes the pump station. A component (VFDs) is backordered so it has not been installed yet. The DPW recommends holding off on the bond reduction until the pump station is installed and operational. B. Renaud commented that the vendor informed him that the component should arrive in a few weeks. He is trying to get a better answer however. He is putting a schedule together and they will start to install the new pump with what they have, so there will be less to do once the component comes in. *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 reduce the bond as determined by the consultant and the DPW confirms the same for Phases 1A and 1B. 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 reduce the bond for Phases 2 and 3 as determined by the consultant and the DPW consents to the same.* G. Bechtholdt explained that Phase 2 includes improvements on Hillcrest Road and it needs to be confirmed that these improvements are included in the construction estimate unless it has been completed and the abutters are satisfied. B. Renaud commented that he is working on getting the streetlights installed and activated by National Grid and hopefully this will be completed by Christmas.

Leonardo Estates – Performance Bond Reduction Request

Joe Leonardo has requested a bond reduction. The Planning Board reviewed the draft report from Graves Engineering and the DPW needs to review and consent to Graves report. J. Leonardo explained that the curb cut has been approved. For the road opening permit, the DPW did not have the work bonded when it was done on Highland Street and Benson Road. Now the finish coat and raising of the structures on Highland Street and Benson Road will be included in the bond reduction. J. Leonardo consented to this. This issue should have been raised prior to now and the Planning Board was not aware of the situation. *Upon motion duly made (R. Forst) and seconded (J. Berkowitz), the Planning Board voted 5-0 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – Yes; A. Kafal – Yes; and B. Massey – Yes to reduce the bond per the Planning Board’s consultant estimate subject to DPW consent and this may include the Benson Road and Highland Street work that still needs to be completed.*

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

Some paving is being done and it needs to be confirmed that Mr. Hernandez is all set.

Site Plan/Subdivision Development -Status/Update

Bruce Williams explained that about three (3) months ago the Planning Board approved Commerce Drive for the modification of easements but it has not been endorsed yet. No lines have changed and a new water service has been added for the house across the street. The Planning Board gave G. Bechtholdt permission to endorse the plan and he will keep the Planning Board informed. The Planning Board is in receipt of several reports from Graves Engineering regarding the Moon Hill Estates subdivision. There are no issues and they are doing a great job. It was noted that this subdivision is being done in one (1) phase.

Castle Hill Farm -Land Acquisition (CPA Funds)

The owner is willing to have the town acquire the property possibly at the Spring Annual Town Meeting. The owner is asking for \$2,000,000 and the appraisal is being reviewed/completed. If the town acquires the property, it will preserve the property and prevent 75 dwellings being built by right and 100+ by Special Permit. A bond would be required for a road opening permit from the DPW. Watson Farm is another property that could be looked at for the town to purchase.

Green Meadow Court -Status/Update

Point of information and placeholder.

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 December 14, 2021; Draft Planning Board Agenda dated December 28, 2021; Draft Planning Board Agenda dated January 11, 2022; Citizens Forum Document; Plan of Main Street dated November 23, 2021; Checklist for Approval Not Required Plan dated November 29, 2021 for (355) Main Street; Drainage Concept Plan for Winston Woods dated June 1, 2021 and revised through September 08, 2021; Memo dated November 08, 2021 to Planning Board and Guerriere & Halnon, Inc. from Town Planner regarding Winston Woods Stormwater Drainage Basins; Memo dated November 04, 2021 to Planning Board and Guerriere & Halnon, Inc. from Town Planner regarding Winston Woods Stormwater

Drainage Basins; Memo dated November 30, 2021 to Planning Board from DPW Highway Superintendent regarding Winston Woods; Letter dated September 29, 2021 to Town Clerk from Planning Administrative Assistant regarding Winston Woods Continued Public Hearing; Plan dated November 12, 2021 for Northbridge Fire Station, 1681 Providence Road; Memo dated November 29, 2021 to Samiotes Consultants, Inc. from Town Planner concerning Northbridge Fire Station site plan review; Checklist for Site Plan dated November 29, 2021 for Northbridge Fire Station (Providence Road); Letter dated December 06, 2021 to Planning Board from Graves Engineering, Inc. concerning Northbridge Fire Department, 1681 Providence Road Site Plan and Stormwater Review; Email dated November 30, 2021 to Planning from James Bigelow concerning the New Fire Station; Letter dated December 06, 2021 to Town Planner from Building Inspector concerning Northbridge Fire Department/Site Plan Review; Conservation Commission Staff Application Review dated December 02, 2021 for Northbridge Fire Station, 1681 Providence Road; Email dated December 08, 2021 to Town Planner from DPW Director concerning proposed Fire Station Site Plan; Letter dated November 30, 2021 to Town Planner from Whitinsville Water Company concerning Northbridge Fire Station, 1681 Providence Road; Draft Conditions of Approval pages 3-5 for Northbridge Fire Station; Email dated November 29, 2021 to Town Planner from Rainer Forst regarding Bylaw Review Committee; Letter dated December 07, 2021 to Planning Board from Ron Henault concerning Mike's Way Performance Bond; Letter dated December 07, 2021 to Planning Board from Ron Henault concerning Lot Release for Mike's Way; Site Visit Report dated November 24, 2021 concerning Mike's Way; Plan of the Camelot showing the different construction phases; Email dated December 06, 2021 to Department of Public Works, Whitinsville Water Company, Conservation Commission Agent and Chief White from Town Planner regarding The Camelot Bond Reduction Request Phases 1A, 1B, and 2; Email dated December 03, 2021 to Graves Engineering from Town Planner concerning Leonardo Estates Windstone Drive Roadway Updates; Memo dated November 30, 2021 to Town Manager from Town Planner regarding American Rescue Plan Act (ARPA) Funding; Site Visit Report from Graves Engineering dated November 29, 2021 for Moon Hill Estates; Planning Board Schedule of Meeting Dates 2021; Planning Board Schedule of Meeting Dates 2022.

Other

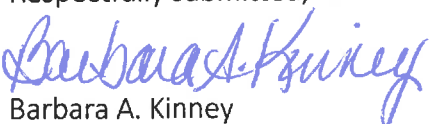
The American Rescue Plan Act (ARPA) funds letter is in the packet. There will be \$4,000,000 in funds coming to the town. The Mumford River Walk, Rockdale Pocket-Park, signage and wayfinding, and historic Whitinsville walking tour brochures are some of the projects being considered for these funds.

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 cancel the meeting of December 28, 2021 due to the potential lack of quorum. The next meeting will be on January 11, 2022.

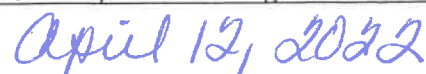
ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of December 14, 2021 at or about 8:50PM.

Respectfully submitted,


Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk /File

December 14, 2021

Planning Board

FROM	DATE	SUBJECT
Planning Board	11/29/2021	Presidential Farms Release of Form K Perf. Secured by Lenders Agreement
Graves Engineering	11/22/2021	Site Visit Report Moon Hill Estates
Graves Engineering	11/23/2021	Site Visit Report Moon Hill Estates
DPW	12/10/2021	The Camelot Bond Reduction Request
DPW	12/10/2021	Fire Station Site Plan Review/Recommendations
DPW	11/30/2021	Memo Winston Woods
Graves Engineering	12/08/2021	Site Visit Report Moon Hill Estates
Guerriere & Halnon, Inc.	12/14/2021	Winston Woods Project Continuance
Guerriere & Halnon, Inc.	12/09/2021	Winston Woods Narrative of New Design
Guerriere & Halnon, Inc.	12/08/2021	Winston Woods Revised Plans
Guerriere & Halnon, Inc.	11/11/2021	Winston Woods Site Inspection
DPW	12/10/2021	Winston Woods DPW Comments
Samiotes	12/10/2021	Northbridge Fire Department Preliminary Review Response
Graves Engineering	12/13/2021	Draft Mike's Way Engineer's Opinion Construction Cost Estimate
Graves Engineering	12/13/2021	Draft Leonardo Estates Engineer's Opinion Construction Cost Estimate
Graves Engineering	12/13/2021	Draft Camelot Phases 1A & 1B Engineer's Construction Cost Estimate
Graves Engineering	12/13/2021	Draft Camelot Phases 2 & 3 Engineer's Opinion Construction Cost Estimate

Grafton

- Decision – Approved with Conditions the Modification of Special Permit for Catherine Conklin, AT & T (applicant) and Union Congregational Church (owner) to add a backup, self-contained diesel generator and 4 feet by 10 feet concrete pad within the existing AT & T equipment area at 86 Main Street.
- Decision – Approved with Conditions the Special Permit for a wood preservative/pesticide treatment to the existing utility structures along the 212 (323) Transmission Line of New England Power Company.

Upton

- Public Hearing Notice – Application of F & D Central Realty Corp. for a Definitive Subdivision Plan for 16 lots known as "East Street Estates" located off East Street.
- Public Hearing Notice – Application of Route 140 Upton Realty Trust for a Special Permit for a Senior Housing Community and Definitive Subdivision Plan for Townhouse Development collectively known as "Governor's Landing" located off Milford Street.
- Decision – Approved with Conditions a Variance for Amanda McElroy, View Point Sign and Awning at 10 Hartford Avenue North (Dunkins) to install and replace signs at the business.
- Decision – Approved the Special Permit for Lobisser Building Corporation for Cobbler's Creek Senior Housing Community off North Street/Westboro Road/Eames Lane.

Uxbridge

- Public Hearing Notice – Application of Scannell Properties for a Special Permit and exportation permit to modify the planned construction of a +/-640,000 square foot warehouse distribution facility at 40 & 100 Lackey Dam Road Uxbridge and also located at 1 & 3 Lackey Dam Road and 20R & 30R Oakhurst Road Sutton and in Douglas.
- Decision – Granted a Special Permit for 234 Pond Street.
- Decision – Granted a Special Permit for 35 Commerce Drive.