



## NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, January 11, 2022

*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; Rainer Forst – Yes; and Abdul Kafal - Yes were in attendance. James Berkowitz was absent. 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 James Bigelow; Henry Lane; and Bill Renaud.

### I. CITIZENS' FORUM

None

### II. FORM A'S

None

### OLD/NEW BUSINESS

Approval of Meeting Minutes -November 23, 2021 & December 14, 2021

*Upon motion duly made (H. Berkowitz) and seconded (R. Forst), the Planning Board voted 3-0-1 (A. Kafal abstained) by roll call vote of H. Berkowitz – Yes; R. Forst – Yes; B. Massey – Yes; and A. Kafal - abstain to approve the November 23, 2021 minutes. The minutes of December 14, 2021 were tabled.*

Providence Road, Planned Business Development [§173-47 B (2)] -Informal Discussion

Henry Lane and Bill Renaud, on behalf of new property owner (BKNR) met with the Planning Board to review a conceptual plan showing an informal layout of a Planned Business Development (PBD) for subject property on Providence Road (AP 24-21) located across from the Wastewater Treatment Plant. H. Lane noted the parcel is approximately 70-75 acres previously owned by Puccio (Trimount Realty Trust). H. Lane explained the proposed PBD would be similar to Osterman Commerce Park approved off of Church Street (extension) and may consist of mixed-use: including office, business retail, commercial, warehouse and/or industrial. B. Renaud suggested a restaurant and bank as likely tenant buildings along Providence Road (Rt 122). Mr. Renaud indicated they would also like to include a residential component towards the back of the property. Mr. Bechtholdt (Town Planner) reminded the Board that the property is zoned Industrial, where residential use is not permitted. Mr. Bechtholdt also reminded everyone a Planned Unit Development bylaw was proposed (via petition) that may have allowed for residential use, however the Planned Unit Development provisions were not approved (zoning amendment) at Town Meeting. Mr. Bechtholdt questioned the need for additional residential buildout, where town's zoning (land area) is currently over 80% residential (approximately). Mr. Bechtholdt suggested the town (Planning Board) prepare a Housing Production Plan before considering any zoning amendment to (re)zone non-residential to residential. Mr. Bechtholdt reminded the Board that the town had begun a Housing Production Plan in the past (2016), however was paused after the (former) Town Manager and certain (former) Board of Selectmen member questioned the

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LINDA B. ZYMICH

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initiative. Planning Board members agreed that a Housing Production Plan should be prepared before any consideration of a zoning amendment to rezone property to allow for additional residential use. Mr. Bechtholdt indicated, in talking with the Director of Council on Aging, there may be a need for affordable senior housing; adding he has not heard from others indicating the town needs more market rate rental housings. Mr. Bechtholdt suggested the Housing Production Plan would include an existing housing inventory and a needs assessment for housing in town. Brian Massey and Harry Berkowitz stated their preference to have a Housing Production Plan completed before considering any zoning change (to increase residential buildout); Rainer Forst and other Board members agreed. Mr. Bechtholdt explained the Planned Business Development and potential residential use are two separate discussion items, for the purpose of the PBD -Planned Business Development (tonight's discussion) a conceptual plan was presented to the Planning Board showing in a general manner mixed-use consisting of office, commercial, warehouse, industrial as part of a potential buildout of a subject property. Mr. Bechtholdt explained the PBD would require a special permit of the Planning Board, where each proposed use would also need to be approved (by-right or via special permit) and site plan review would be required for each building /proposed use. Mr. Bechtholdt suggested Mr. Renaud review with the Sewer Superintendent and Whitinsville Water Company likely sooner than later to get an understanding on the water/sewer capacity, etc.

#### Stone Hill Development -Construction Change (Roadway Entrance)

Tabled. The developer wants to modify the boulevard entrance, and nothing has been submitted yet.

#### Housing Choice Act (MBTA Communities) -Zoning Compliance

This was discussed a bit last year. Town Council is to provide an opinion to the Building Inspector on whether we are in conformance or whether an update is needed as Northbridge is a Massachusetts Bay Transit Authority (MBTA) community.

#### 2022 Spring Annual Town Meeting -Tuesday, May 03, 2022

Point of Information.

#### Pine Knoll/Aris Group Funds -Housing Production Plan

G. Bechtholdt has reached out to Pioneer Valley Planning Commission and Central Massachusetts Regional Planning Commission regarding producing the Housing Production Plan. Pioneer Valley Planning Commission out of Springfield, MA is more experienced in producing a housing production plan and has a bigger staff to handle it. It will not be done until the spring/summer this year. A general cost estimate is around \$10,000 to \$15,000. G. Bechtholdt will get more information to present to the Planning Board at a later date. Bill Renaud expressed a willingness in the past to help pay for the Housing Production Plan and G. Bechtholdt will confirm this. Some town funds are available to help pay for the Housing Production Plan.

#### 2022 SATM -Planning Board Warrant Articles (TBD)

Point of Information.

#### Site Plan/Subdivision Development -Status/Updates

Nothing new to report at this meeting.

#### MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

Point of Information/placeholder.

Green Meadow Court -Status/Update

Point of Information/placeholder.

2021 Planning Board Annual Report

The annual is due to the Town Manager's office towards the end of February. A draft will be provided to the Planning Board for comment. G. Bechtholdt summarized what is typically included in the annual report.

FY2023 Planning Board Budget

G. Bechtholdt explained that a Master Plan update is needed. There is a funding article from 2016 of \$35,000 that has been encumbered to help pay for the update. However, it is not enough as about \$100,000 is needed to prepare the update. Adam Gaudette, Town Manager, may include \$65,000 as part of the budget to be approved at the Spring Annual Town Meeting. G. Bechtholdt will prepare a letter that B. Massey will submit to the Town Manager's Office if the Planning Board supports the preparation of the Master Plan. The last Master Plan was done in 1994. Towns are not required to have a Master Plan but it is a good document to have. Some parts of the update have been started. H. Berkowitz commented that he is not sure if the last Master Plan was followed. The Planning Board will need to ensure that the updated plan is implemented. *Upon motion duly made (R. Forst) and seconded (H. Berkowitz), the Planning Board voted 4-0 by roll call vote of R. Forst – Yes; A. Kafal – Yes; H. Berkowitz – Yes; and B. Massey – Yes to support the Master Plan update.*

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 January 11, 2022; Draft Planning Board Agendas dated January 25, 2022, February 08, 2022 and February 22, 2022; Citizens Forum Document; Draft Planning Board Minutes of November 23, 2021; Planning Board Schedule of Meeting Dates 2022.

Other

None

**ADJOURNMENT**

Having no additional business, the Planning Board adjourned its meeting of January 11, 2022 at or about 7:53PM.

Respectfully submitted,



Barbara A. Kinney  
Planning Administrative Assistant

Approved by the Planning Board: \_\_\_\_\_



Cc: Town Clerk /File

FROM	DATE	SUBJECT
Planning Office	12/20/2021	Mike's Way Performance Guaranty & Lot Release Vote
Planning Board	12/20/2021	Certificate of Approval – Northbridge Fire Station
Graves Engineering	12/7/2021	Site Visit Report – Winston Woods
Alpha Omega Engineering	12/15/2021	NOI – 2528 Providence Road
Planning Board	12/20/2021	Camelot Bond Reduction Phases 1A & 1B

Douglas

- Public Hearing Notice – Application of Douglas Convenience Center, Inc. (applicant) and Ray B. Whitehead (owner) for a Special Permit (Zoning Use) and Site Plan Review for the construction and operation of a 24 hour, 9,600 square foot convenience store with drive through window and fuel pumps at 74 Main Street.
- Public Hearing Notice – Application of Douglas Convenience Center, Inc. (applicant) and Ray B. Whitehead (owner) for a Special Permit (Water Resource Protection Overlay District) for the construction and operation of a 24 hour, 9,600 square foot convenience store with drive through window and fuel pumps at 74 Main Street.

Sutton

- Decision – Approved the application(s) of Scannell Properties, LLC to Amend the Route 146 Overlay District Special Permit, Grant Special Permit for Use, Amend Special Permit for Height, Modify the Site Plan Approval and allow an Earth Removal Permit Exemption at 1 & 3 Lackey Dam Road (Uxbridge) and 20R & 30R Oakhurst Road (Sutton).
- Decision – Approved with Conditions a Retail Use Special Permit & Waiver of Site Plan Review for Ronald Tetreau to use unit 1B at 176 Providence/Worcester Turnpike for a retail shop for firearms and shooting supplies with 600sf of retail space and 450sf of training space.
- Decision – Approved the amendment to the Route 146 Overlay District Special Permit, Special Permit for Use, Amendment to Special Permit for Height, Modification to Site Plan Approval, and Earth Removal Permit Exemption for Scannell Properties, LLC at 1 & 3 Lackey Dam Rd (Uxbridge) and 20R & 30R Oakhurst Rd (Sutton).
- Public Hearing Notice – Application of Ronald Tetreau for a Special Permit to use a portion of 176 Worcester Providence Turnpike for a retail shop for firearms and shooting supplies.
- Public Hearing Notice – Application of Pyne Sand & Stone Co., Inc. for an Earth Removal Permit at 47 Hough Road.

Upton

- Decision – Approved with Conditions the application of Upton's Little Saints Christian Preschool, LLC for Site Plan Approval for a driveway extension and parking areas at 100 South Street.
- Decision – Approved with Conditions the application of Sean MacDonald for a Large Lot Frontage Reduction Special Permit at 0 North Street/Westboro Rd.

Uxbridge

- Decision – Granted Special Permit for 671 Quaker Highway.
- Decision – Granted Special Permit and other for 869 Quaker Highway.
- Public Hearing Notice – Application of Katherine Boyer for a Private Rd Definitive Subdivision Plan to create 2 residential lots called Bowie's Landing at 335 Williams Street.
- Public Hearing Notice – Application of Pro Storage Group, Inc. for a Special Permit to construct 3 commercial buildings to expand the existing self-storage business at 400 West Street.
- Public Hearing Notice – Petition of the Planning Board to remove an identical condition from the conditions of approval for the following subdivisions: Trowbridge Acres; Autumn Vista; Cobblers Knoll; and Tucker Hill Estates.