



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, April 12, 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 and Stephanie Bigelow; Steve Powers, Samiotes Consulting; Fire Chief David White; Lisa Costanza; Mike and Alexandria Conway; Alyssa Chateri; J. Zelikman, CHA; Yar Laakso, Galante Architecture for Northbridge Fire Station; Nick Skoly, Vanasse Hangen Brustlin; Richard Vallarelli; Lou Papadellis; Ed Ryan; Elizabeth Bradley; Rebecca Segal; Joseph Antonellis for Shining Rock 9 Hole Golf; R. Knapik; and Mark Allen, Allen Engineering for Osterman Commerce Park; Eric & Nicole Voellings; Lance & Carla Smith for Hemlock Estates; Brendan Griffin; Joe Zayonc; and Bill Renaud.

I. CITIZENS FORUM

None

II. FORM A'S

None

III. NORTHBRIDGE FIRE STATION -PUBLIC MEETING

§173.49.1 -Site Plan Review (Modification)

(1681) Providence Road -Assessor Map 21 Parcel 27

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, March 22, 2022 (7:05PM) to consider application of Town of Northbridge (Chief David White) for modification of the approved Fire Station to be located at 1681 Providence Road (Assessor Map 21 Parcel 27) within the Residential-Three (R3) Zoning District of the Town of Northbridge. Copy of Site Plan Modification dated February 22, 2022 prepared by Samiotes Consultants, Inc. and other supportive documents (revised Stormwater Report) are on file with Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) and may be viewed during posted office hours or via the town's webpage at: northbridgema.org/planning-board. Pursuant to Chapter 20 of the Acts of 2021, this public meeting shall 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.

NORTHBRIDGE TOWN CLERK
LINDA B. ZYWIEN

22 APR 28 AM 9:15

RECEIVED

The legal requirements have been satisfied. Steve Powers explained the couple of changes to the plans. The expansion of +/-2,000 square feet has been added for the offices wing. Seven (7) additional parking spaces have been added. The four (4) angled spaces have been changed to 90 degrees up against the building for easier access. There are no changes to the site access. A technical review was held and there were no concerns. No additional filing(s) are needed to the Conservation Commission. Graves Engineering has reviewed the changes and have no concerns. The lighting has not changed and there will be no lighting needed on the southern side of the building except for any safety reasons.

Lisa Costanza submitted her questions/concerns to the Planning Board. The access to Susanne Drive is an easement for utility (gas, sewer and drainage line) installation. There will be no vehicle access. There will be guardrail around the perimeter of the site which will block the access from Susanne Drive. James Bigelow wanted to know what Susanne Drive will look like once the utilities have been tied in and how much paving will be done. He also wanted to know if a shut-down of the utilities will be required and for how long. No shut down would be required for the drainage line or sewer installation. S. Powers has no answer regarding the gas line, but if a shut-down is needed it would be kept to a minimum. There would be a trench into Susanne Drive for the sewer and this would only require a trench patch to the roadway. The gas line and the drainage line connections would be off the roadway shoulder with no disturbance to the actual roadway. J. Bigelow wanted more information on the lighting of the building and whether the lighting would be on 24/7. It was explained that the offices wing is a single-story structure on the south side of the fire station building for several town departments and the lights would be shut off after normal business hours. There are individual offices against the outside wall. He also wanted confirmation that notification would be given before any blasting and confirmation that pre-blast surveys would be done. It was explained that this is regulated by the state and only for abutters within 250 feet of the project. G. Bechtholdt recommends that the Planning Board grant the change and all the Conditions of Approval carry over from the previous approval.

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 CONSIDER and GRANT site plan modification pursuant to §173-49.1 H of the Northbridge Zoning Bylaw for the Northbridge Fire Station (1681 Providence Road). The Planning Board hereby approves site modification consisting of a ±2,000 square-foot building addition, seven (7) additional parking spaces and other associated improvements. Reference is made to Planning Board Certificate of Approval (original) dated December 20, 2021 for the Site Development Plan of the Northbridge Fire Station, which shall remain in full force and effect.

The Planning Board has been provided and reviewed the sign details. *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 APPROVE the monument sign.*

IV. 9 HOLE PAR 3 GOLF COURSE -PUBLIC HEARING

Site Plan §173-49.1 & Special Permit §173.12 & §173-47

Upton Street -Assessor Map 25 Parcel(s) 151 & 162

In accordance with the provisions of Massachusetts General Laws and Chapter 173 Section(s) 173-12 [Table of Use Regulations]; 173-47 [Special Permit]; & 173-49.1 [Site Plan Review by Planning Board] of the Northbridge Zoning Bylaw, the Northbridge Planning Board shall hold a public hearing (via ZOOM) Tuesday,

March 22, 2022 at 7:45 PM to consider the application of SR Golf Club, LLC (Tewksbury, MA) for a 9 Hole Par 3 Golf Course for subject property identified as Assessors Map 25 Parcel(s) 151 & 162 located on Upton Street, consisting of ±17.56 acres within the Industrial-One (I1) Zoning District of the Town of Northbridge. Copy of Special Permit & Site Plan Review Application(s) dated January 03, 2022; Site Development Plan entitled “Par 3 Golf Course” prepared by VHB, Inc. dated January 26, 2022 and other supportive documents are on file with Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) and may be viewed during posted office hours or via the town’s webpage at: northbridgema.org/planning-board. Pursuant to Chapter 20 of the Acts of 2021, this public hearing shall be conducted via remote means. Members of the public who wish to access the hearing 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.

This Public Hearing was postponed from the March 22, 2022 meeting due to the lack of a quorum. The legal requirements have been satisfied. A. Howden is a voting member for this Special Permit as A. Kafal is absent.

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. Howden – Yes; and B. Massey – Yes to WAIVE the reading of the Public Hearing Notice.

The technical review meeting was held with the various departments and Graves Engineering. G. Bechtholdt noted what is in the packet including the information regarding the runoff down Upton Street which is a separate issue. Joe Antonellis explained that the applicant also owns Shining Rock Golf Club. There are two (2) applications in front of the Planning Board; the Site Plan and the Special Permit. The submittal is not an extension of Shining Rock Golf and this proposed project is not under the overlay district.

Nick Skoly was at the technical review and concerns were raised regarding the west side of the unpaved section of the Par 3 (9 hole) golf course that will be serviced through the existing access. They will pave the access from Upton Street (Upton Line) to just past the water tower. There will be no restaurant at the clubhouse. The parking lot will be kept gravel to help with the drainage issues. The Americans with Disabilities Act of 1990 parking spaces will be provided in the paved area. Whitinsville Water Company (WWC) provided comments to the applicant regarding the pull-off and access for the emergency vehicles. There will be two (2) turn-around points; one at the clubhouse and one at a gated area for the WWC at the water tower. The runoff will discharge to the wetlands. They will also create an additional infiltration area to hold back the runoff down Upton Street. There will be more mitigation than what was approved through the Conservation Commission. The sewer will be gravity fed down Upton Street through the unpaved portion and across the driving range to Linkside Court. This will be an increase in water quality and a decrease in runoff. There is no lighting proposed in the parking lot.

G. Bechtholdt noted that they have come a long way with the plans. The Conservation Commission hired Graves Engineering for the peer review for the Notice of Intent that was submitted to them so Jeff Walsh has already reviewed the site. R. Forst wanted confirmation that the Conservation Commission approved of the complete clearing of the site. N. Skoly stated yes but they will try and keep some trees. Low Impact

Development techniques will be used for the roadway, etc. R. Forst is not warm to the idea of the clear cutting and thinks they should talk to the Conservation Commission again. He stated that this is the third golf course in town with no updated town master plan. In his opinion they do not need another golf course. R. Forst was reminded that this is private property. H. Berkowitz stated that is a good use for the site.

H. Berkowitz is concerned with the golfers parking at the 9 hole course and then driving to the other parking lot for the restaurant as concerns have already been expressed over the existing issue with overflow parking there now. N. Skoly stated that materials and equipment were stockpiled in the parking lot and have been removed now so several parking spaces have been freed up. The patrons could walk from the 9 hole parking lot to the restaurant. B. Massey stated that there are parking issues at the existing parking lot and is concerned with this new gravel lot not having designated parking space because some people take extra room to park so parking spaces are lost. Parking should be address as a whole and the parking problem should not be compounded. They should look for opportunities to provide additional parking. Rebecca Segal, 127 Clubhouse Lane, is concerned about the parking and they should look at other ways to mark the parking spaces but keep it gravel. Options will be looked at for the next meeting.

J. Berkowitz wanted confirmation that the project is all in Northbridge. The project is all in Northbridge but there is a piece of the property in Upton. J. Berkowitz also wanted to know how close the golf course would be to the nearest house on Upton Street. N. Skoly explained that it is +/-550 feet to the basin and +/-1,200 to the course itself to the nearest house. A. Howden wanted confirmation regarding the emergency access. N. Skoly explained that he will provide additional information regarding turning movements in the revised plans.

Ed Ryan, 165 Upton Street, wanted to know if there are any noise ordinances for leaf blowers, etc. He was referred to the Building Inspector to answer that concern. Elizabeth Bradley, 131 Linkside Court, wanted to know if there would be any utilities improvements. N. Skoly explained where the existing fire hydrants are and that access from would be from Shinning Rock for emergency vehicles. She was also concerned about walkers walking behind the driving range for safety reasons. She is passionate about outdoor activities and is also concerned about the loss of open space land and whether access to the trails on public lands would be restricted on the 9 hole golf course once it is built. N. Skoly explained that there are two (2) pieces of property that will not be touched at the Upton town line so there will be access to those trails.

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. Howden – Yes; and B. Massey – Yes to CONTINUE the Public Hearing to April 26, 2022 at 7:15PM.

V. OSTERMAN COMMERCE PARK (BLDG. #5) -PUBLIC MEETING

Site Plan Review of the Planning Board §173-49.1
(500) Commerce Drive -Assessor Map 28 Parcel 73

In accordance with provisions of Massachusetts General Laws and Chapter 173 Section 173-49.1 [Site Plan Review by Planning Board] of the Northbridge Zoning Bylaw, the Northbridge Planning Board shall hold a public meeting (via ZOOM) Tuesday, April 12, 2022 at 7:35 PM (& 7:45 PM) to consider application of V.E. Properties IX, LLC (Whitinsville, MA) for Phase 3 -Osterman Commerce Park, Planned Business Development to consist of BUILDING #5, proposed ±14,993 square-foot commercial building and BUILDING #6, proposed ±10,800 square-foot warehouse building for subject property identified as Assessors Map 28 Parcel 73 within

the Industrial-One (I1) Zoning District in Northbridge. Copy of Site Plan Review Application dated March 09, 2022; Site Development Plan entitled “Buildings 5 & 6 of Phase 3 Osterman Commerce Park” prepared by Allen Engineering & Associates, Inc. dated March 09, 2022; Drainage Analysis prepared by Allen Engineering & Associates, Inc. dated March 09, 2022 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 viewed via the town’s webpage at: northbridgema.org/planning-board. Pursuant to Chapter 20 of the Acts of 2021, public meeting shall 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 meeting 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 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 ENGAGE the services of Graves Engineering for the peer review.

The legal requirements have been satisfied including publication of the legal ad.

Mark Allen gave an overview of the whole Commerce Park. Buildings #1 and #2 house medical facilities, Building #3 houses small businesses and Building #4 houses a marijuana facility. Building #5 has a tentative lease agreement with GSG who deals with high performance auto parts and they will have four (4) bays to do mechanic work. The building will be fenced with a locked gate because they service expensive vehicles. There will be a monument sign at the road split to direct traffic. The buildings will not be in the floodplain. Buildings #5 and #6 are under review with the Conservation Commission and a Department of Environmental Protection file number still needs to be issued. There will be some lighting, but it will not be directed towards any abutters. They are seeking a waiver for the impact assessment. Rob Knapik explained that the Special Permit has already been issued in 2013. The developer needs to return to the Planning Board for each building pad for a site plan review. Massachusetts Environmental Policy Act (MEPA) was also reviewed in 2013 and the study indicated that the impacts will be less. The traffic study was already done and the mitigation has been completed. There is wood turtle habitat that was turned over to the State. An additional traffic study was done when the cannabis building was under review. G. Bechtholdt commented that these are the cleanest plans that he has seen in some time. There were not many concerns raised at the technical review meetings. A fire hydrant was added for building #5. G. Bechtholdt provided the draft Conditions of Approval in the packet because the plans were so clean, the technical review raised no major concerns and the Special Permit has already been issued. He supports the waiver of the traffic study as the proposed uses are not traffic generators.

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 APPROVE WITH CONDITIONS the site development plan for Building #5, a ±14,993 square-foot commercial building within the Osterman Commerce Park, Planned Business Development (Commerce Drive).

CONDITIONS OF APPROVAL: Owner/Applicant shall comply with all applicable laws, bylaws, rules, regulations, codes and shall obtain all the necessary permits and approvals; including but not limited to blasting, water/sewer, street excavation, and/or access to public way (curb cut), if so required. Site Development Approval is subject to Planned Business Development Special Permit dated July 31, 2013 [01-SPP-2013] and Conditions of Approval noted therein. A copy of this CERTIFICATE OF APPROVAL, endorsed SITE DEVELOPMENT PLAN and CONSERVATION COMMISSION ORDERS OF CONDITIONS shall be maintained onsite during construction. The Planning Board and/or its designee shall be permitted to access the subject project for the duration of the project. Changes to the site development plan either prior to or during construction shall be administered through the Planning Board in accordance with Section 173-49.1 H of the Northbridge Zoning By-Laws. 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. Planning Board site plan approval shall be subject to conditions, if any imposed by the NORTHBRIDGE CONSERVATION COMMISSION. Planning Board site plan approval shall be subject to conditions, if any recommended by the NORTHBRIDGE FIRE DEPARTMENT. As suggested by the Northbridge Fire Department, an additional address sign (500-700 Commerce Drive) shall be installed at the (main) driveway intersection of Commerce Drive. Police/Fire Departments shall be provided access to gated area proposed around Building #5 (keys to Knox-Box or similar). PRIOR TO ENDORSEMENT, the Site Development Plan shall be revised to the satisfaction of the Planning Board addressing the following: Comments raised by Graves Engineering, Inc.; Conditions, if any required of the Conservation Commission; Installation of additional fire hydrant (within landscaped area of Building #5); and Installation of additional address sign (500-700 Commerce Drive), as noted herein. Erosion control measures to prevent siltation onto 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 that erosion and sedimentation problems arise during construction, the Planning Board may require that all work cease until measures necessary to ensure prevention are implemented. Applicant/Engineer (Site Contractor) shall coordinate installation of the water service(s) with the Whitinsville Water Company (508-234-7358) and installation of sewer service(s) with the Department of Public Works –Sewer Division (508-234-2154). Prior to issuance of a CERTIFICATE OF OCCUPANCY, Applicant/Engineer shall provide DEPARTMENT OF PUBLIC WORKS; WHITINSVILLE WATER COMPANY; and BUILDING DEPARTMENT with certified As-built plans; specific to water, sewer and other related infrastructure. Any 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 onto adjacent properties and to limit the amount of light trespass onto abutting properties. Prior to the ISSUANCE OF BUILDING PERMIT, the Applicant/Engineer shall submit the following to the Planning Board: three (3) prints of the endorsed Site Development Plan, two (2) reduced prints and one (1) electronic copy. Prior to the ISSUANCE OF A CERTIFICATE OF OCCUPANCY, the Applicant/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 and the Conservation Commission. Prior to the ISSUANCE OF A CERTIFICATE OF OCCUPANCY, all conditions of approval noted herein, and improvements described in the site development plans shall be satisfied. Applicant/Engineer shall provide the PLANNING BOARD and INSPECTOR OF BUILDINGS with a letter describing status of site improvements. A Review &

Inspection account specific to the site development has been established. The Owner/Applicant shall be responsible for satisfying payment of the Planning Board's engineering. Outstanding invoices, if any for services rendered shall be satisfied prior to the ISSUANCE OF BUILDING PERMIT. Remaining funds if any shall be returned to the Owner/Applicant upon project completion. 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. **WAIVERS:** Based on its findings 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. 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 ZONING BY-LAWS.

VI. OSTERMAN COMMERCE PARK (BLDG. #6) -PUBLIC MEETING

Site Plan Review of the Planning Board §173-49.1

(600) Commerce Drive -Assessor Map 28 Parcel 73

The legal requirements have been satisfied including publication of the legal ad.

Building #6 will have eight (8) bays for businesses such as roofers, landscapers, siding companies, etc. See discussion above.

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 APPROVE WITH CONDITIONS the site development plan for Building #6 a ±10,800 square-foot warehouse within the Osterman Commerce Park, Planned Business Development (Commerce Drive).

CONDITIONS OF APPROVAL: Owner/Applicant shall comply with all applicable laws, bylaws, rules, regulations, codes and shall obtain all the necessary permits and approvals; including but not limited to blasting, water/sewer, street excavation, and/or access to public way (curb cut), if so required. Site Development Approval is subject to Planned Business Development Special Permit dated July 31, 2013 [01-SPP-2013] and Conditions of Approval noted therein. A copy of this CERTIFICATE OF APPROVAL, endorsed SITE DEVELOPMENT PLAN and CONSERVATION COMMISSION ORDERS OF CONDITIONS shall be maintained onsite during construction. The Planning Board and/or its designee shall be permitted to access the subject project for the duration of the project. Changes to the site development plan either prior to or during construction shall be administered through the Planning Board in accordance with Section 173-49.1 H of the Northbridge Zoning By-Laws. 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. Planning Board site plan approval shall be subject to conditions, if any imposed by the NORTHBRIDGE CONSERVATION COMMISSION. Planning Board site plan approval shall be subject to conditions, if any recommended by the NORTHBRIDGE FIRE DEPARTMENT. As suggested by the Northbridge Fire Department, an additional address sign (500-700 Commerce Drive) shall be installed at the (main) driveway intersection of Commerce Drive. PRIOR TO ENDORSEMENT, the Site Development Plan shall be revised to the satisfaction

of the Planning Board addressing the following: Comments raised by Graves Engineering, Inc.; Conditions, if any required of the Conservation Commission; Installation of additional fire hydrant (within landscaped area of Building #5); and Installation of additional address sign (500-700 Commerce Drive), as noted herein. Erosion control measures to prevent siltation onto 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 that erosion and sedimentation problems arise during construction, the Planning Board may require that all work cease until measures necessary to ensure prevention are implemented. Applicant/Engineer (Site Contractor) shall coordinate installation of the water service(s) with the Whitinsville Water Company (508-234-7358) and installation of sewer service(s) with the Department of Public Works –Sewer Division (508-234-2154). Prior to the issuance of a CERTIFICATE OF OCCUPANCY, Applicant/Engineer shall provide the DEPARTMENT OF PUBLIC WORKS; WHITINSVILLE WATER COMPANY; and BUILDING DEPARTMENT with certified As-built plans; specific to water, sewer and other related infrastructure. Any 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 onto adjacent properties and to limit the amount of light trespass onto abutting properties. Prior to the ISSUANCE OF BUILDING PERMIT, the Applicant/Engineer shall submit the following to the Planning Board: three (3) prints of the endorsed Site Development Plan, two (2) reduced prints and one (1) electronic copy. Prior to the ISSUANCE OF A CERTIFICATE OF OCCUPANCY, the Applicant/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 and the Conservation Commission. Prior to the ISSUANCE OF A CERTIFICATE OF OCCUPANCY, all conditions of approval noted herein, and improvements described in the site development plans shall be satisfied. Applicant/Engineer shall provide the PLANNING BOARD and INSPECTOR OF BUILDINGS with a letter describing status of site improvements. A Review & Inspection account specific to the site development has been established. The Owner/Applicant shall be responsible for satisfying payment of the Planning Board's engineering. Outstanding invoices, if any for services rendered shall be satisfied prior to the ISSUANCE OF BUILDING PERMIT. Remaining funds if any shall be returned to the Owner/Applicant upon project completion. 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. **WAIVERS:** Based on its findings 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. 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 ZONING BY-LAWS.

OLD/NEW BUSINESS

Approval of Meeting Minutes -12/14/2021; 01/11/2022; February 08 & March 08, 2022

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 APPROVE the minutes of December 14, 2021. 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 APPROVE the minutes of January 11, 2022. 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 APPROVE the minutes of February 08, 2022. 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 APPROVE the minutes of March 08, 2022.

Bylaw Review Committee -Planning Board Representative

R. Forst cannot meet in person and the Bylaw Review Committee only meets in person so a new Planning Board representative needs to be appointed. This has been tabled until after the election.

State's MBTA Communities Housing Choice Initiative (Public Comment Period)

The comment period has closed. G. Bechtholdt presented information to Board of Selectmen and Central Massachusetts Regional Planning Commission. The criteria is for multi-family housing to have 15 units per acre. Our town's existing Residential Five (R-5) district meets or exceeds this requirement. The information will be submitted before the timeline deadline for a determination from the State. The Building Inspector and G. Bechtholdt feel that Northbridge complies with the requirements under the multi-family districts of Residential Four (R-4) and Residential Five (R-5) allowed by-right. According to our Table of Uses, 20 units are allowed per acre which exceeds the minimum of 15 units per acre set by the State. The only concern is our current Zoning has the dwellings already built and the State is vague on whether it needs to be open land.

Housing Production Plan -Vote to Engage Services of Consultant

Estimates from Central Massachusetts Regional Planning Commission and Pioneer Valley Planning Commission have been received to complete the housing production plan. G. Bechtholdt recommends that Pioneer Valley Planning Commission be contracted as they have more staff and are lower in cost to produce this plan. 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 use Pioneer Valley Planning Commission for the Housing Production Plan.

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

Point of Information.

Subdivision Rules & Regulations -Discussion (Amendments)

Comments received so far are mostly changes for word usage such as may, shall, etc. There is a concern with guidelines for air and noise pollution that will need to be evaluated. This will be dissected at a future meeting.

Site Plan/Subdivision Development -Status/Updates

The developer is doing a great job at Moon Hill Estates. There have been no complaints. Graves Engineering reports show great pictures of what is being done.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

R. Forst commented that his neighborhood is older and the roadways are in better shape. An update and construction schedule will be provided for the next meeting. The developer will be raising the structures. The Planning Board started the process of calling in the bond and the developer has been put on notice again. Eric Voellings wants to submit a list of issues he would like to see revolved. He was told to send the list to planning@northbridgema.org. This subdivision was approved about 14 years ago. The Planning Board's consultant will review the open punchlist items and the Department of Public Works will review as well. All punchlist items need to be completed before street acceptance. The pump station has failed a few times and it is the developer's responsibility to maintain/repair the pump station until it is turned over to the town.

Green Meadow Court -Status/Update

A site visit with Jamie Luchini, DPW Director needs to be scheduled. The Town is holding a bond. The Planning Board will be looking to get this street accepted as is as the developer is long gone. Once this street is accepted by the town, it will be eligible for Chapter 90 funds.

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 April 12, 2022; Draft Planning Board Agenda dated April 26, 2022; Citizen's Forum Document; Notice of Public Meeting for the Modification of the approved Fire Station at 1681 Providence Road; Email dated March 18, 2022 to Planning Board from Lisa Costanza regarding the modification to the Fire Station at 1681 Providence Road; Document showing approved layout and the layout modification proposed for the Fire Station; Planning Board Review Report Form dated February 24, 2022 to Various Departments from Town Planner regarding the Modification to the Northbridge Fire Station; Letter dated February 18, 2022 to Planning Board from Samiotes regarding an amendment to the Site Plan Review for the Fire Station; Memo dated February 22, 2022 to Town Planner from Samiotes regarding the Fire Station site plan and stormwater review; Draft Letter dated April 13, 2022 to Building Inspector from Town Planner regarding Fire Station monument sign; Plans from TGAS dated April 01, 2022 for the Fire Station monument sign; Public Hearing Notice for Shining Rock 9 Hole Golf Course; Application for Site Plan Review dated January 03, 2022 for Shining Rock Golf Club, LLC, 9 hole golf course; Special Permit dated January 03, 2022 for Shining Rock Golf Club, LLC, 9 Hole Golf Course; Plans, pictures and maps for Shining Rock 9 Hole Golf Course; Plan Review Report Form dated March 02, 2022 to Various Departments concerning Shining Rock 9 Hole Golf Course; Memo dated April 05, 2022 to Vanasse Hangen Brustlin from Town Planner concerning Shining Rock 9 Hole Golf Course; Checklist for Site Plans dated March 14, 2022 for Shining Rock 9 Hole Golf Course (Upton Street); Memo dated April 01, 2022 to Planning Board and Town Planner from DPW concerning Shining Rock 9 Hole Golf Course; Memo dated November 01, 2021 to Conservation Agent from DPW concerning Shining Rock 9 Hole Golf Course Drainage; Memo dated April 05, 2022 to Town Planner from Conservation Agent concerning Shining Rock 9 Hole Golf Course; Letter dated March 22, 2022 to Town Planner from Building Inspector concerning Shining Rock 9 Hole Golf Course (Upton Street); Memo dated March 29, 2022 to Planning Board from Police Chief concerning Proposed Shining Rock 9 Hole Golf Course; Letter dated March 29, 2022 to Planning Board from Whitinsville Water Company concerning Shining Rock 9 Hole Golf Course; Letter dated March 21, 2022 to Planning Board from Steven

Fleming regarding Shining Rock 9 Hole Golf Course; Public Meeting Notice for Buildings 5 and 6, Osterman Commerce Park; Letter dated March 09, 2022 to Planning Board from Allen Engineering regarding Osterman Commerce Park Buildings 5 and 6; Site Perimeter Plan for Buildings 5 & 6 Osterman Commerce Park; Application for Site Plan Review dated March 09, 2022 for VE Properties IX, LLC, Buildings 5 & 6 Osterman Commerce Park; Layout Plan for Buildings 5 & 6 Osterman Commerce Park; Memo dated April 07, 2022 to Allen Engineering from Town Planner regarding Buildings 5 & 6 Osterman Commerce Park Site Plan Review; Checklist for Site Plans dated March 29, 2022 for Building 5 & 6 Osterman Commerce Park; Special Permit dated July 31, 2013 for Planned Business Development Osterman Commerce Park; Conservation Commission Staff Application review dated March 05, 2022 for 500 and 600 Commerce Drive; Draft Planning Board minutes of January 11, 2022; Draft Planning Board Minutes of February 08, 2022; Draft Planning Board Minutes of March 08, 2022; Letter dated December 15, 2021 to Local Officials in MBTA Communities from Executive Office of Housing and Economic Development regarding Housing Choice zoning reforms; Draft Compliance Guidelines for Multi-Family Districts Under Section 3A of the Zoning Act; Community Name Housing Production Plan Scope of Services from Pioneer Valley Planning Commission; Northbridge Housing Production Plan Scope of Services and Cost Proposal from Central Massachusetts Regional Planning Commission; Memo dated March 24, 2022 to ZBA from Town Planner concerning Lot 45 Rebecca Road Variance Application Side Setback; Site Visit Report dated March 23, 2022 from Graves Engineering, Inc. for Moon Hill Estates; Site Visit Report dated March 29, 2022 from Graves Engineering, Inc. for Moon Hill Estates; Site Visit Report dated March 31, 2022 from Graves Engineering, Inc. for Moon Hill Estates; Northbridge Warrant for Spring Annual Town Meeting on May 03, 2022; Planning Board Schedule of Meeting Dates 2022.

Other

H. Berkowitz reminded everyone that he only has two more meetings until he is no longer on the Planning Board unless there are enough write-ins at the election. J. Berkowitz is seeking re-election and his paperwork has been submitted. A. Howden is submitting paperwork to run for H. Berkowitz's vacancy.

ADJOURNMENT

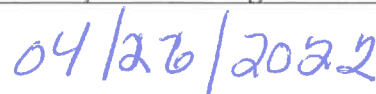
Having no additional business, the Planning Board adjourned its meeting of April 12, 2022 at or about 9:23PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board: _____



Cc: Town Clerk /File

| FROM | DATE | SUBJECT |
|--------------------------|------------|-------------------------------------|
| Graves Engineering, Inc. | 04/07/2022 | Moon Hill Estates Site Visit Report |
| | | |
| | | |

Douglas

- Public Hearing Notice – Proposals and Amendments to the Town of Douglas Zoning Bylaws as follows: Adoption of new Section 6.8 Residentially-Scaled and Commercially-Scaled Energy Systems; Removal of Section 8.4 Temporary Moratorium of the Regulation and Taxation of Marijuana Act; Amendments of Section 9.4 Site Plan Review – subsections 9.4.2 and 9.4.4; and Amendments of Section 10.0 Definitions – new definitions for Building Elevation and Building Height.
- Public Hearing Notice – Application of Richard Corcoran for a Special Permit for an accessory apartment at 142 Monroe Street.

Grafton

- Decision – Approved with conditions the preliminary plan for “North Street Subdivision” of 4 lots at 124 North Street rear, 73 Old Westboro Road rear, 4 Village Lane rear and 25 Magnolia Lane for Marybeth Realty Trust, Magnolia Farms Association Trust, and Circle Assets, LLC.
- Public Hearing Notice – Application of Wingspan Properties, LLC (applicant) and Christopher Campos (owner) for a Special Permit and Site Plan Approval for an accessory apartment located at 37 Magnolia Lane.
- Decision – Approved with Conditions the Modification of a Special Permit for permanent outdoor patio seating at 1 Grafton Common for Sean Padgett/Grafton Town House Tavern, LLC.
- Decision – Approved with Conditions the Special Permit for a light manufacturing company (Skichair), 20 Hawthorne Street for Donna J. Manes (applicant) and David Samara, Sherri-Ann Kotosky, and Sandra Samara (owners).

Sutton

- Public Hearing Notice – Application of Kevin & Lynn Coderre to create a +/-910 square foot attached accessory apartment as part of a new home at 179 Mendon Road.
- Public Hearing Notice – Application of Andre Kozaczka to designate 16 Carr Street owned by Steven & Linda Dzicek as a retreat lot with +/-13 acres and 52 feet of frontage.
- Decision – Approved the Special Permit for a retreat lot for Dorothy Page at 435 Boston Road.
- Public Hearing Notice – Application of UGPG RE Sutton, LLC for Site Plan Review and Special Permit for Warehouse with Distribution, Special Permit for Groundwater Protection District; III.B.3 Table 3 & VII.A.2 Special Permit for Height above 35 feet; VI.I Special Permit for Common Driveway; General Bylaw 15 Scenic Road & MGL c.87 Shade Trees at 40 & 42 Unified Parkway (formerly known as 39, 39R, 47 49R 51, and 63 Buttonwood Avenue; 7, 11, 14, 26, 34, and 39R Hatchery Drive; and 53, 71 and 105 Providence Road).

Upton

- Public Hearing Notice – Application of Rushford & Sons Brewhouse, LLC (applicant) and Goodman Property Holdings (owner) for amendment of a previously approved Special Permit to allow for a total of 75 seats between the indoor taproom and the exterior beer garden and to amend the parking plan to provide for 16 onsite spaces at 8 Grove Street.

Upton ZBA

- Public Hearing Notice – Continued Public Hearing for the Special Permit application to allow Townhouse development (Governor's Landing) in the General Business Zone at 0 Milford Street; Application of Julian Picard for a Variance for a shed that is within the front setback of 111 South Street; Application of Brian Hewson for a Variance to repair an existing garage that does not meet setback requirements at 124 Elm Street; Application of Philip Kazlauskas for a Variance to place a shed within the setback of 336 Mendon Street.

Uxbridge BOS

- Public Hearing Notice Revised_– Application of Unilock New England to discuss a flammable and combustible liquids, flammable gases and solids amended license to increase the above ground LP storage to (13) 1,000 LP tanks for a total of 13,000 gallons onsite at 35 Commerce Drive.

Uxbridge

- Public Hearing Notice – Planning Board will review and vote their recommendation on warrant article by petition for SATM for street acceptance of Maslow's Way.
- Public Hearing Notice - Planning Board will review and vote their recommendation on warrant article by petition for SATM for an amendment to Zoning Bylaws to add High Ridge Age Restricted Development Overlay District and to amend and adopt Section 400-23 Section A.1 Number of Marijuana Establishments and Medical Marijuana Treatment Centers from 3 to 4.