



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, April 26, 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 late. Andrew Howden, Associate Member was in attendance. No one was absent. R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Planning Administrative Assistant, were also present.

Attendees included Nick Skoly, Vanasse Hangen Brustlin (VHB); Richard Vallarelli; John Cahill; Joe Antonellis, Attorney; Rebecca Siegle; Rufin & Rena for Shining Rock 9 Hole Golf; Ron Henault for Mike's Way.

I. CITIZENS FORUM

None

II. FORM A'S

None

III. MIKE'S WAY SUBDIVISION -PUBLIC MEETING

Construction Status Update & Request for Lot Release (Lot #8)

Ron Henault is looking for the release of Lot 8. Lot 9 is almost complete. These lots will contain duplexes. The construction schedule has been provided. R. Henault explained that the road has been paved. The street lights have been ordered but won't be in for four (4) to five (5) months. The National Grid paperwork has been completed. The streetlight bases are in and they have the lights. It is the light posts that they are waiting for.

Upon motion duly made (H. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of H. Berkowitz – Yes; A. Kafal – Yes; R. Forst – Yes; and B. Massey – Yes to RELEASE Lot #8 for subdivision development to be known as Mike's Way. Reference is made to Covenant dated March 03, 2021 [BK 64631 PG 246] for Mike's Way.

IV. 9 HOLE PAR 3 GOLF COURSE -CONT. PUBLIC HEARING

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

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

Jim Berkowitz arrived at 7:17PM.

VHB has provided responses to the correspondence received and has updated the plan. A. Howden is a voting member for the Special Permit as A. Kafal was not present at the last meeting and will need to abstain from voting on the Special Permit.

RECEIVED
 22 JUN -1 AM 10:20
 NORTHBRIDGE TOWN CLERK
 LINDA B. ZWIEN

Nick Skoly explained that the access from Upton will be paved to just past the water tower. There will be several turning access areas. Movements have been addressed in the response letter. There will be parking for 75 spaces in the existing gravel lot. The applicant will stripe the parking spaces at the beginning of every season of both lots to maximize the spaces. B. Massey suggested that the owner keeps an eye on the striping and it may need to be redone periodically throughout the year. G. Bechtholdt stated that this can be added to the special conditions. The sewer easement will be created. There will be two (2) large stormwater basins on the golf course itself and another basin towards the houses on Upton Street to capture the runoff that is causing problems now. This runoff was not included in the calculations for stormwater management. A. Howden wanted clarification on why there is only one access point to the parking lot. N. Skoly explained that the access is 24 feet wide which will allow for two (2) cars to pass each other. If an additional access point was added to the parking lot, they would lose three (3) parking spaces. There are two (2) applications before the Planning Board. One (1) for the Special Permit and one (1) for the Site Plan. R. Forst has concerns with the Special Permit and Site Plan. He does not think another golf course is needed in town. He has some confusion between this project and something else for a zoning amendment.

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 close the Public Hearing.

Upon motion duly made (J. Berkowitz) and seconded (H. 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 GRANT WITH CONDITIONS SPECIAL PERMIT Amusement & Recreation Services pursuant to Section 173-12 [Table of Use Regulations] and Article X Section 173-47 [Special Permits] of the Town of Northbridge Zoning Bylaw for a 9-Hole Par 3 Golf Course with Clubhouse Facility for subject property identified as Assessors Map 25 Parcels 151 & 162 and Assessor Map 26 Parcel 166 [Upton Street].

CONDITIONS OF APPROVAL: Special Permit for 9-Hole Par 3 Golf Course [Amusement & Recreation Services] shall be SUBJECT TO Planning Board Site Plan Review; reference is made to Planning Board Certificate of Approval dated April 27, 2022 for Site Development Plan entitled “Par 3 Golf Course” prepared by VHB dated December 15, 2021 (& revised April 14, 2022). Amusement & Recreation Services (use) shall consist of a 9-Hole Par 3 Golf Course and may include a Clubhouse Facility of up to 4,000 square-feet and an outdoor patio area, as designated and shown on the Site Development Plan referenced herein. Said Clubhouse facility shall not include a restaurant or similar establishment; however, may offer pre-packaged food and drink in accordance with State/local regulations. As part of the ISSUANCE OF SPECIAL PERMIT, Owner/Applicant shall improve Upton Street (portion of) with 22-foot-wide bituminous pavement from Hartford Avenue (Upton, MA) through to location of the town’s water tank, as shown and delineated on the Site Development Plan referenced herein. Said roadway improvements (Upton Street /portion of) shall be done under the general direction of the DIRECTOR OF PUBLIC WORKS (& Planning Board Consulting Engineer), where roadway improvements shall be constructed in accordance with subdivision standards (Northbridge Subdivision Rules & Regulations §222-25 Roadways), unless otherwise noted herein or authorized by the DIRECTOR OF PUBLIC WORKS. Reference is made to Office of the Inspector of Buildings letter dated March 22, 2022 (item 5) and Department of Public Works memorandum dated April 01, 2022 noted herein. Owner/Applicant may design and employ Low Impact Design (LID) techniques to capture and treat stormwater along the entirety of the

improved portion of Upton Street. Proposed stormwater management shall be reviewed and approved by the DIRECTOR OF PUBLIC WORKS and CONSERVATION COMMISSION (jurisdictional areas) with input and guidance from the Planning Board Consulting Engineer. As part of the ISSUANCE OF SPECIAL PERMIT, Owner/Applicant hereby agrees to implement corrective measures to address existing surface water runoff concerns from the Shining Rock Golf Course (subject property AP 25-99) impacting the lower portion of Upton Street and private properties downgradient. Said corrective measures (surface water runoff from existing golf course) shall be done under the general direction of the DIRECTOR OF PUBLIC WORKS. Corrective measures (surface water runoff from existing golf course) shall be completed and abated to the satisfaction of the DIRECTOR OF PUBLIC WORKS prior to issuance building permit (Clubhouse facility) and the opening of the 9-Hole Par 3 Golf Course. As part of the ISSUANCE OF SPECIAL PERMIT, the Applicant (SR Golf Club, LLC) hereby agrees to remove equipment and other stockpiled materials from the existing parking area of the Shining Rock Golf Clubhouse (subject property AP 26-167) and agrees to re-stripe the gravel lot, delineating parking spaces at the beginning of every season and as may be periodically required to ensure optimal parking is achieved. As part of the ISSUANCE OF SPECIAL PERMIT, Owner/Applicant hereby agrees to provide the DEPARTMENT OF PUBLIC WORKS (SEWER DIVISION) with As-Built Plan of the sewer extension (sewer service) and to establish/convey a Utility Easement of same to the Town (Department of Public Works). The Town (DEPARTMENT OF PUBLIC WORKS) shall not assume responsibility or maintenance of the water and sewer infrastructure servicing the subject property. Owner/Applicant shall review with the DEPARTMENT OF PUBLIC WORKS current snow plowing and sanding practices of this portion of Upton Street to confirm frequency and responsibilities (post-development improvements). As part of the ISSUANCE OF SPECIAL PERMIT, Owner/Applicant shall install “No Parking” signs along the improved portion of Upton Street, under the direction of the DEPARTMENT OF PUBLIC WORKS. A “Stop” sign and “Street Name” sign shall also be installed at Upton Street/Hartford Avenue. As part of the ISSUANCE OF SPECIAL PERMIT, Owner/Applicant shall install a lockable gate at the terminus of the improved portion of Upton Street, as shown on the Site Development Plan referenced herein. The Town (DEPARTMENT OF PUBLIC WORKS, NORTHBRIDGE FIRE DEPARTMENT, NORTHBRIDGE DEPARTMENT OF POLICE, AND THE WHITINSVILLE WATER COMPANY), shall regulate access beyond the lockable gate, not the Owner/Applicant. As may be required by the DEPARTMENT OF PUBLIC WORKS, a second lockable gate, replacing the existing gate located at Hartford Avenue/Upton Street may also be installed by the Owner/Applicant; to prevent and discourage illegal dumping of trash (by others) during the offseason when the 9-Hole Par 3 Golf Course may be closed, where the Town may regulate access in coordination with the Owner (SR Golf Club, LLC). Prior to the ISSUANCE OF BUILDING PERMIT, Building Elevation Details of the 9-Hole Par 3 Golf Course Clubhouse facility shall be reviewed/approved by the Planning Board. Building elevations shall be consistent with architecture of the existing Shining Rock Golf Club. Prior to the ISSUANCE OF BUILDING PERMIT, Project Sign details for the 9-Hole Par 3 Golf Course shall be reviewed/approved by the Planning Board. Project sign shall be a monument-style consistent with architecture and theme of the existing Shining Rock Golf Club. A Pre-Construction meeting shall be convened with the DIRECTOR OF PUBLIC WORKS, CONSERVATION COMMISSION (AGENT), PLANNING BOARD CONSULTING ENGINEER, and TOWN PLANNER prior to undertaking initial site clearing or commencement of construction.

There will be a 22 foot paved access from the Upton line to the water tower and the roadway will be built to town standards. If the Planning Board approves a Low Impact Development, then grass swales, etc. will be added to the project. This will also require an additional filing with the Conservation Commission. A gate will be installed at the end of the paved area. The gate at the Upton town line could be removed. The gate(s) will be to prohibit illegal dumping. This should be discussed with the Police Department, the golf

course owner, the Fire Department and the Department of Public Works. The gate(s) should be locked in the off season. The response letter and the revised plans have been provided to the various municipal departments. It was explained that the 7,700 square feet is for the whole area and includes a snack shack (not a restaurant) that will be 4,000 square feet or less. The owner is not sure yet exactly how big the snack shack will be. The building elevation and sign details need to be provided before the building permit application is signed off. There is concern with how to access the dumpster as the dumpster pad is near the television tower. Rick Vallarelli stated that the dumpster will be on wheels and will be moved out to the roadway when the truck will be coming to empty it. The sign location needs to be confirmed that it is on private property and will not be located in the right-of-way of Upton Street. N. Skoly stated that they will come back to the Planning Board for that. Rebecca Siegle wanted to know if there would be a stop sign at the intersection of Upton Street and Clubhouse Lane. If there is no stop sign and a street sign there now, then they will be installed. The owners expect the new golf course to be open for play the middle of next year.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 3-1 by roll call vote of H. Berkowitz – Yes; J. Berkowitz – Yes; R. Forst – No; B. Massey – Yes; to APPROVE WITH CONDITIONS Site Development Plan for a 9-Hole Par 3 Golf Course with Clubhouse Facility (±4,000 square-feet), as authorized and permitted via Special Permit of the Planning Board [01-SPP-2022] dated April 27, 2022.

CONDITIONS OF APPROVAL: SITE DEVELOPMENT APPROVAL IS SUBJECT TO SPECIAL PERMIT [01-SPP-2022] for Amusement & Recreation Services issued by the Northbridge Planning Board dated April 27, 2022. Planning Board SITE DEVELOPMENT APPROVAL shall be subject to conditions, if any imposed by the NORTHBRIDGE CONSERVATION COMMISSION. Copy of this CERTIFICATE OF APPROVAL, 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. As part of the SITE DEVELOPMENT APPROVAL, Owner/Applicant shall improve Upton Street (portion of) from Hartford Avenue (Upton, MA) through to the location of the existing water tank, as shown and delineated on the Site Development Plan. With the exception of the parking area reserved for municipal use (Whitinsville Water Company) and the three (3) handicap-accessible parking spaces, parking along Upton Street shall be prohibited. Owner/Applicant shall install "Municipal/Authorized Vehicle Parking Only" sign(s) along parking area reserved for the Whitinsville Water Company. Owner/Applicant shall install "No Parking" sign(s) along the improved portion of Upton Street, under the direction of the DEPARTMENT OF PUBLIC WORKS. A "Stop" sign and "Street Name" sign (Upton Street) shall also be installed at Upton Street/Hartford Avenue. Owner/Applicant shall install a lockable gate at the terminus of the improved portion of Upton Street, as shown on the Site Development Plan. The Town shall regulate access beyond the lockable gate and not the Owner/Applicant. As may be required by the DEPARTMENT OF PUBLIC WORKS, a second lockable gate, replacing the existing gate located at Hartford Avenue (Upton, MA) shall also be installed to prevent and discourage illegal dumping of trash (by others) during the offseason when the 9-Hole Par 3 Golf Course may be closed, where the Town may regulate access in coordination with Owner/Applicant. Exterior illumination, including security lighting shall be arranged so as to reflect away from abutting properties. Said lighting shall

181 be directed in a manner to avoid glare onto adjacent properties and to limit the amount of light trespass.
182 The gravel parking area for the 9-Hole Golf Course Clubhouse Facility (72 spaces) shall be marked/lined to
183 delineate parking spaces. Said markings shall be re-stripped at the beginning of every season and as may be
184 periodically required to ensure optimal parking is achieved. The gravel parking area shall include provisions
185 for stormwater management as may be approved by the CONSERVATION COMMISSION. A Landscape Plan
186 shall be incorporated in the Site Development Plan set for the parking area and Clubhouse Facility.
187 Applicant/Engineer shall refer to Northbridge's Best Development Practices Guidebook -Section 2 Landscape
188 Design for selection of appropriate native species. Landscape Plan shall reference landscaping trees and
189 shrubs: species/variety, caliper, quantity, and note installation methods. Vegetative screening and/or
190 fencing (6-foot-high commercial-grade vinyl privacy fencing) shall be provided along the easterly-side of the
191 gravel parking area (& portion of southerly-side) to minimize impacts to direct abutters along Clubhouse
192 Lane. Vegetative screening may consist of a minimum of fifteen (15) Eastern Arborvitaes; 8 to 12-feet in
193 height. Prior to installation, a substitute to the screening/fencing may be considered and approved by the
194 Planning Board, if so desired by the abutting property owners. The proposed dumpster may be required to
195 be screened and located on a concrete pad, or similar in accordance with State/local permitting authorities.
196 PRIOR TO ENDORSEMENT, the Site Development Plan shall be revised to the satisfaction of the Planning
197 Board addressing the following: Planning Board Signature Block w/reference to this Certificate of Approval;
198 Reference to Special Permit [01-SPP-2022] including Worcester Registry BK/PG; Coversheet shall also
199 reference Assessor Map 26 Parcel 166 (parking area); Comments/Conditions as may be required by
200 Conservation Commission; Comments noted in Site Plan Review Checklist; Comments raised by Planning
201 Board Consulting Engineering; and Comments/Conditions noted herein. Owner/Applicant (SITE
202 CONTRACTOR) shall coordinate Upton Street improvements with the Director of Public Works (508-234-
203 3581). Owner/Applicant (SITE CONTRACTOR) shall coordinate installation of the water service with the
204 Whitinsville Water Company (508-234-7358); materials to be used shall be sized and installed to the
205 specifications of the Department of Public Works. Owner/Applicant (SITE CONTRACTOR) shall coordinate
206 installation of sewer service with the Department of Public Works –Sewer Division (508-234-2154); materials
207 to be used shall be sized and installed to the specifications of the Sewer Department. Owner/Applicant (SITE
208 CONTRACTOR) shall comply with all applicable laws, bylaws, rules, regulations, codes and shall obtain all the
209 necessary permits and approvals; including but not limited to blasting, water/sewer, street excavation,
210 and/or access to public way (curb cut), if so required. Erosion control measures to prevent siltation onto
211 wetlands, neighboring properties and roadways during construction shall be implemented. The erosion
212 control plan and documentation submitted shall be implemented and followed during construction. During
213 construction, if these plans are found to be inadequate by the Planning Board or its designee, a new erosion
214 control plan shall be submitted to the Board for review and approval. In the event that erosion and
215 sedimentation problems arise during construction, the Planning Board may require that all work cease until
216 measures necessary to ensure prevention are implemented. Prior to ISSUANCE OF BUILDING PERMIT,
217 outstanding invoices, if any for services rendered by the Planning Board Consulting Engineering shall be
218 satisfied. Prior to ISSUANCE OF BUILDING PERMIT, Applicant/Engineer shall provide three (3) prints of the
219 endorsed Site Development Plan set and electronic copy. Prior to ISSUANCE OF BUILDING PERMIT, Building
220 Elevation Details of the Clubhouse facility shall be reviewed/approved by the Planning Board. Building
221 Elevations shall be consistent with architecture of the existing Shining Rock Golf Club. Prior to ISSUANCE OF
222 BUILDING PERMIT, Project Sign details for the 9-Hole Par 3 Golf Course shall be reviewed/approved by the
223 Planning Board. Project Sign shall be a monument-style consistent with architecture and theme of the
224 existing Shining Rock Golf Club. Prior to ISSUANCE OF CERTIFICATE OF OCCUPANCY, (or start of Business
225 Operations), Applicant/Engineer shall provide the Planning Board (& DEPARTMENT OF PUBLIC WORKS) with

a letter signed and stamped by a Professional Engineer certifying and demonstrating the roadway and drainage improvements along Upton Street have been constructed as approved. Prior to ISSUANCE OF CERTIFICATE OF OCCUPANCY, (or start of Business Operations), Applicant/Engineer shall provide the Planning Board (& CONSERVATION COMMISSION) with a letter signed and stamped by a Professional Engineer certifying and demonstrating the parking area and stormwater management have been constructed as approved and working as designed. Prior to ISSUANCE OF CERTIFICATE OF OCCUPANCY, (or start of Business Operations), 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. Prior to ISSUANCE OF CERTIFICATE OF OCCUPANCY, (or start of Business Operations), all conditions of approval noted herein, and improvements described as shown on the Site Development Plan shall be satisfied. Applicant/Engineer shall provide the PLANNING BOARD and INSPECTOR OF BUILDINGS with a letter confirming status of site improvements. In order to secure (guarantee) the completion of landscaping and/or other associated improvements, 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 improvements associated with this Certificate of Approval have been satisfied. In the event any landscaping does not survive, Owner/Applicant shall be responsible for replacement within 60-days of notice from INSPECTOR OF BUILDINGS, 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. 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 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 BYLAWS.

OLD/NEW BUSINESS

Approval of Meeting Minutes -April 12, 2022

Upon motion duly made (R. Forst) and seconded (H. Berkowitz), the Planning Board voted 4-0 by roll call vote of H. Berkowitz – Yes; B. Massey – Yes; R. Forst – Yes; and A. Kafal – Yes to approve the minutes of April 12, 2022.

Bylaw Review Committee – Planning Board Representative

This has been tabled to after town elections.

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

Point of information.

Housing Partnership Committee -Planning Board Representative

This has been tabled to after town elections.

Subdivision Rules & Regulations -Discussion (Amendments)

Tabled to a future meeting.

Site Plan/Subdivision Development -Status/Updates

Moon Hill Estates latest site visit was received after hours and it will be forwarded to the Planning Board tomorrow. G. Bechtholdt acknowledged the letter sent to the Planning Board regarding Winston Woods. The appeal period has passed so the developer needs to proceed and finalize the plans, covenant, etc. Once that is done, he can come back the Planning Board to modify the plan.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

Construction schedule has been received. The project should be completed this year.

Green Meadow Court -Status/Update

A site visit will be set up with Jamie Luchini to review this subdivision at his convenience.

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 26, 2022; Draft Planning Board Agenda dated May 10, 2022; Citizens Forum Document; Letter dated April 12, 2022 to Town Planner from Ron Henault regarding lot release of Lot 8 for Mike's Way; Mike's Way Subdivision Construction Updates dated April 2022; Letter dated April 14, 2022 to Planning Board from VHB concerning Shining Rock Par 3 Response to Town Comments; Memo dated April 14, 2022 to Planning Board from VHB concerning Shining Rock Par 2 Stormwater; Letter dated April 15, 2022 to Planning Board from Brian Fitzgerald regarding Winston Woods conditions of approval; Email dated April 19, 2022 to Planning Board Chair and Brian Fitzgerald from Town Planner regarding letter of Winston Woods; 2022 Planning Board Meeting Dates.


Other

Joe Antonellis and the Planning Board thanked H. Berkowitz for his guidance and service on the Planning Board. The next meeting will be his last on the Planning Board.

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of April 26, 2022 at or about 8:00PM.

Respectfully submitted,


Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk /File

April 26, 2022

Planning Board

FROM	DATE	SUBJECT
Planning Board	04/20/2022	Certificate of Approval for Building #6 for Osterman Commerce Park
Planning Board	04/20/2022	Certificate of Approval for Building #5 for Osterman Commerce Park
Eric Voellings	04/21/2022	Hemlock Estates Punchlist Items
Planning Board	04/13/2022	Northbridge Fire Station Monument Sign
J & F Marinella	4/26/2022	Hemlock Estates Construction Schedule

ZBA

- Notice of Public Hearing – Application of JSP Associates, LLC for a Variance to construct an addition to the existing building to expand an automotive repair business at 34 Providence Lane.
- Application of JSP Associates, LLC for an addition at 343 Providence Lane.

Grafton

- Decision – Denied the waiver request for David L. Bossi (applicant) and David L. Bossi & Brigati Village, LLC (owners) for Multi-family dwellings at 41 Church & 14 West Streets.

Sutton

- Decision – Approved the Special Permit for a Retreat Lot for Andre Lozaczk (applicant) and Steven & Linda Dzicek (owners) at 16 Carr Street.
- Decision – Approved with Conditions the Special Permit for an Accessory Apartment for Kevin & Lynn Coderre at 179 Mendon Road.

Upton ZBA

- Decision – Approved the Variance for Julian Picard for an existing shed that is within the front setback at 111 South Street.
- Decision – Approved the Variance for Philip Kazlauskas to place a shed within the setback at 336 Mendon Street.

Uxbridge

- Public Hearing Notice – Application of Nouria Energy Corp. for a Special Permit for the expansion of the existing use of the C store building to 248 square feet to provide more storage at 30 Lackey Dam Road. The pavement will be expanded and the fuel storage reconfigured and diesel canopy enlarged. The bioretention area and chamber infiltration system behind the building were also enlarged to accommodate the additional pavement area.

Uxbridge BOS

- Public Hearing Notice – Application of Regenerative, LLC for a License for Storage of Flammable and Combustible Liquids, Flammable Solids, or Flammable Gases of 5,000 gallons of LP-gas at 30 Noonan Way (formerly 1035 Quaker Highway).