



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, May 24, 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 7:01PM. Mike Baker - Yes; Jim Berkowitz – Yes; and Abdul Kafal - Yes were in attendance. Rainer Forst 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: Eric Voellings; Harry Berkowitz.

I. PLANNING BOARD ELECTION RESULTS Welcome & Introductions

The Planning Board welcomed newly elected Planning Board member Mike Baker and he confirmed and he has been sworn in. He explained a little bit about himself including that he lives at 79 Linwood Avenue and has lived in Northbridge all his life. He has a master's degree in Construction Project Management and he is currently employed at Consigli Construction in Milford. H. Berkowitz mentioned that he knows M. Baker's dad, M. Baker's qualifications are great and he will be good for the Planning Board.

II. CITIZENS FORUM

None

III. FORM A'S

None

OLD/NEW BUSINESS

Approval of Meeting Minutes –April 26, 2022

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 3-0-1 by roll call vote of J. Berkowitz – Yes; A. Kafal – Yes; B. Massey – Yes; and M. Baker – abstain to approve the minutes of April 26, 2022.

Bylaw Review Committee -Planning Board Representative

Tabled to a future meeting that has a full board present.

Housing Partnership Committee -Planning Board Representative

Tabled to a future meeting that has a full board present.

Open Space & Recreation Plan (Update) -Status & Next Steps

The Committee is in the process of preparing an update to the Open Space and Recreation Plan. The last plan was done in 2002. G. Bechtholdt is hopeful to have a draft prepared by the end of summer and to send

it to the State for approval in September. A public forum was held earlier this month. Almost 300 responses were received to the survey and the results have been provided in the packet.

Northbridge's Housing Production Plan -Status/Timeline

Northbridge has not prepared a Housing Production Plan in the past. It should be done so that when developers ask for rezoning of properties, the Planning Board will have a firm idea of the needs of the town. In 2016, the Board of Selectmen and Town Manager at that time may have misinterpreted the need for the plan and felt something promoting moderate income was not something they wanted to do. Pioneer Valley Planning Commission (PVPC) has been engaged to prepare the Housing Production Plan. Central MA Regional Planning Commission (CMRPC) was looked at as well, but there has been lots of turnover there in the past and there is more turnover now. Once the contract with PVPC is finalized, a committee will be created and the plan will move forward from there.

Master Plan/Comprehensive Plan -Status/Timeline

+/- \$100,000 of funding has been secured to prepare the master plan. Part of the master plan will be completed once the Open Space and Recreation Plan is completed as it is part of the master plan. Also, the Housing Production Plan is being done which is another section to the master plan. This is a good jumpstart and G. Bechtholdt predicts it will take about two (2) to three (3) years to produce this master plan.

State's MBTA Communities Housing Choice Initiative

The documents for the MBTA Communities Housing Choice Initiative have been sent to the state. We are waiting to hear back from them if they accept them.

Mumford Riverwalk Boardwalk -Status & Next Steps

Across from Pine Grove Cemetery and Whitinsville Christian School the widening of Linwood Avenue has taken place. This has interfered with the Riverwalk so a boardwalk will need to be constructed. This will be a nice amenity. If constructed at grade, it would be five (5) feet below the roadway so they will be doing an elevated boardwalk so it will be level with the roadway. This boardwalk will meander as well. The plan looks great and will be Americans with Disabilities Act (ADA) accessible for part of the walkway. The boardwalk will be flat once you are on it. The funding for the Mumford Riverwalk Boardwalk has been approved. The surveyor is now completing the survey and then an engineer will be hired to prepare the design. Finally, bid packages will go out for the construction.

Site Plan/Subdivision Development -Status/Updates

Reports have been received from Graves Engineering on various projects. A report from the Conservation Agent has been received regarding current projects. Work is continuing at Stone Hill Condos. G. Bechtholdt has not heard anything regarding Leonardo Estates and the Planning Board is looking for an updated construction schedule.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

G. Bechtholdt spoke with Joe Marinella recently and the structures have been raised at Hemlock Estates. The subcontractor is to install the curbing, then the finish coat of paving can be done. Everyone is waiting for materials and/or schedules. Eric Voellings explained that his concern is when the last house was built (his neighbor) the grading work that was done has the runoff coming down his driveway and spilling onto the street. He has submitted pictures in the past. G. Bechtholdt stated that it sounds like it is outside the

purview of the Planning Board and E. Voellings would need to speak to the Building Inspector and J. Marinella. G. Bechtholdt will reach out and remind J. Marinella again that this needs to be resolved.

Green Meadow Court -Status/Update

The developer never fully completed the Green Meadow Estates subdivision and the street has not been accepted by the town. Everything was done except the cleaning of the detention basin. The owner of the property in which the basin sits refused to let the developer onto the property to clean it out, so the developer walked away from the project. G. Bechtholdt and Jamie Luchini will be doing a site visit soon.

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 May 24, 2022; Draft Planning Board Agenda dated June 14, 2022; Citizens Forum Document; Draft Planning Board Minutes of April 26, 2022; OSRP Update (2022) – Survey Results; Letter dated April 25, 2022 to Town Clerk from Town Planner regarding Housing Production Plan Pioneer Valley Planning Commission Consulting Services; Housing Production Plan Pioneer Valley Planning Commission Consulting Services Agreement; Request for Proposals Professional Surveying Services dated May 17, 2022; Letter dated May 04, 2022 to Residents from Eastland Partners, Inc. concerning the resurfacing of Glen Drive; Special Permit – Amusement & Recreational Services for Par 3 Golf Course – SR Golf Club, LLC dated April 27, 2022; Certificate of Approval Site Plan Review – Par 3 Golf Course & Clubhouse Facility dated April 27, 2022; Site Visit Report dated May 05, 2022 from Graves Engineering for Moon Hill Estates; Site Visit Report dated May 06, 2022 from Graves Engineering for Moon Hill Estates; Site Visit Report dated May 10, 2022 from Graves Engineering for Moon Hill Estates; Community Planning & Development Weekly Report May 02-06, 2022; Community Planning & Development Weekly Report May 16-20, 2022; 2022 Planning Board Meeting Dates.

Other

The pocket park project in Rockdale will start in June. It is a small project and it will be surveyed by the same surveyor as the boardwalk. A consulting firm will then be hired and there are no definite plans yet. The cost will be +/- \$75,000. In the past, the students at the Rockdale Youth Center were asked what they would like to see there. They suggested things that are just not feasible such as splash pads, a carousel, etc. Maybe some bird feeders and bird houses that they can paint would be possible.

B. Massey gave a brief overview and explained some of the Planning Board procedures for M. Baker and suggested that M. Baker review the Planning Board's subdivision rules and regulations. Not all things are black and white; there are some gray areas. The Planning Board is the permitting board and Zoning determines what can be built there. The Planning Board makes sure the project meets the rules and regulations and reviews such things as traffic, lighting, etc. The development remains private until the roadway is accepted by the town. It is not the Planning Boards job to finish a subdivision. The bond is set to cover the remaining costs, but as time goes on construction costs tend to rise. The developer will choose the type of bond, but the Planning Board's engineer prepares a cost estimate and Planning Board sets the amount.

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of May 24, 2022 at or about 7:40PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk /File

May 24, 2022

Planning Board

FROM	DATE	SUBJECT

ZBA

- Public Hearing Notice – Application of Degmar Realty LLC for a Variance to rebuild a two-family dwelling within the rear setback at 34-36 Hope Street and a previous Variance for the property has expired.
- Public Hearing Notice – Application of James Berkowitz (applicant) and TJJ Development (owner) for a Variance to construct a detached garage within the front setback at 365 Benson Road.

Grafton

- Public Hearing Notice – Application of Ron Ernenwein/Monika Ernenwein, Trustee, 125 George Hill Real Estate Trust for a Scenic Road Permit for alterations to the stone wall at 125 George Hill Road.
- Decision – Approved with Conditions the Modification of a Definitive Plan "Village at Institute Road" for D & F Afonso Builders, Inc. at 100 Westboro Road & Institute Road.
- Decision – Approved with Conditions the Special Permit of Wingspan Properties, LLC (applicant) and Christopher Campos (owner) for an accessory apartment at 37 Magnolia Lane.
- Decision – Approved with Conditions the Scenic Road Permit for Curtis Septic (applicant) and Lilly Dejesus (owner) for stone wall alterations at 75 Wesson Street.
- Public Hearing Notice – Application of Forgues EyeCare (applicant) and Point House Properties, LLC (owner) for a Special Permit and Site Plan Approval for medical and dental offices with a retail optometry use at 41 & 43 North Main Street.
- Public Hearing Notice – Application of CBJD Holdings, LLC for a Modification of a Special Permit to include the use of marijuana product manufacturing at 135 Westboro Road.
- Public Hearing Notice – Application of Grafton Water District for a Special Permit and Site Plan Approval for a booster pump station replacement, including construction of a new above-ground pump station at 10 Pigeon Hill Drive.

Sutton

- Public Hearing Notice – Application of James Stevenson & Jen Lagan to create an 800+/- single family accessory apartment in an existing detached garage at 212 Putnam Hill Road.

Upton

- Public Hearing Notice – Application of Route 140 Upton Realty Trust-Richard Terrill, Trustee, for a Special Permit and Site Plan Approval for a proposed mixed-use development relative to the Senior Housing Community known as "Governor's Landing" located off Milford Street.

Upton ZBA

- Public Hearing Notice – Application of Joseph P. Keany represented by Marshall Gould for a Variance for property located at Glenview Street (between #121 and #127) for the same purposes as Variance granted in 1974 for frontage in which the notice was recorded at the Worcester Registry of Deeds, however, the actual decision cannot be located; and Application of Alycia Miller for a Variance (side setback) for the construction of an attached garage and Special Permit for inclusion of an accessory apartment (in-law) at 64 Warren Street.
- Public Hearing Notice – Application of Vineyard Point Ventures, Inc. for a Comprehensive Permit for a proposed project known as "27 James Street" to be located at 27 James Road and includes a proposal for four (4) townhouse buildings with a total of eight (8) units.
-