



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, June 14, 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, Jim Berkowitz (Yes) called the meeting to order at 7:03PM. Mike Baker - Yes; Rainer Forst - Yes; and Abdul Kafal - Yes were in attendance. Brian Massey was absent. Andrew Howden, Associate Member was absent. R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Planning Administrative Assistant, were also present.

Attendees: None.

I. PLANNING BOARD REORGANIZATION

Chair, Vice Chair & Clerk

The Planning Board tabled their reorganization to the next meeting to have a full Board present.

II. CITIZENS FORUM

None.

III. FORM A'S

None.

OLD/NEW BUSINESS

Approval of Meeting Minutes -May 24, 2022

The Planning Board tabled these minutes to their next meeting.

Tuesday, June 28, 2022 -Vote to Cancel Planning Board Meeting

Upon motion duly made (J. Berkowitz) and seconded (R. Forst), the Planning Board voted 4-0 by roll call vote of J. Berkowitz – Yes; R. Forst – Yes; A. Kafal – Yes; and M. Baker – Yes to cancel the Planning Board meeting of June 28, 2022 due to the potential lack of a quorum.

Earth Removal Board -Planning Board Representative

Tabled to the next meeting.

Bylaw Review Committee -Planning Board Representative

Tabled to the next meeting.

Housing Partnership Committee -Planning Board Representative

Tabled to the next meeting.

Contractor Yard, Douglas Road (Site Plan Review) -Vote to Engage Services of Graves Engineering, Inc.

NORTHBRIDGE TOWN CLERK
LINDA B. ZWICH

22 JUL 22 AM 10:35

RECEIVED

Upon motion duly made (R. Forst) and seconded (A. Kafal), the Planning Board voted 3-0-1 by roll call vote of R. Forst – Yes; A. Kafal – Yes; M. Baker – Yes; and J. Berkowitz - abstain to engage the services of Graves Engineering, Inc. to perform the peer review for the contractor yard on Douglas Road.

Remote Participation by Public Bodies -Legislative Status (currently expires July 15, 2022)

The State is discussing extending the deadline for remote participation by public bodies. Nothing has been decided yet.

Mumford Riverwalk Boardwalk -Status/Update

Stone Hill Partners has donated \$200,000 towards the Mumford River Boardwalk. From the American Rescue Plan Act (ARPA), another \$400,000 has been provided in funding for a total of \$600,000. The boardwalk has become a need since Linwood Avenue has been widened near the Whitinsville Christian School and part of the trail along the roadway has been lost. Once the survey is completed, then a Request for Proposal will be sent out for the design team. Then a contractor will be hired to construct the elevated boardwalk of +/-350 feet.

Site Plan/Subdivision Development -Status/Updates

Dave Pickart (Conservation Agent) and Graves Engineering continue to monitor/review the various subdivisions under construction. Correspondence has been received that Glen Drive has been repaved. It looks good. Graves Engineering has been submitting reports for Moon Hill Estates and the developer is doing a tremendous job.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

The curbing has been purchased and the developer is waiting for the subcontractor to install. All subcontractors are backed up.

Green Meadow Court -Status/Update

No 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 June 14, 2022; Draft Planning Board Agenda dated July 12, 2022; Email dated May 14, 2022 to Committees from Town Clerk regarding Committee Reorganization with attachment; Citizens Forum Document; Draft Planning Board Minutes of May 24, 2022; Email dated June 02, 2022 to Town Planner from Town Manager concerning Meetings held via remote means (Virtual); Letter dated May 26, 2022 to Planning Board from Turning Point Engineering regarding 46 Glen Drive; Site Visit Report dated June 1, 2022 from Graves Engineering concerning Moon Hill Estates; Letter dated May 22, 2022 to Planning Board from Turning Point Engineering regarding Stone Hill Condos Construction Progress Report & Certification; 2022 Planning Board Meeting Dates.

Other

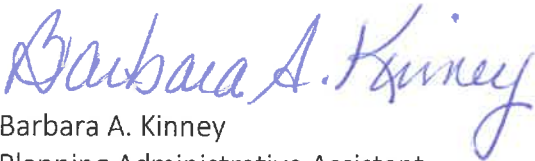
None.

90
91
92
93
94
95
96
97
98
99
100
101
102


ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of June 14, 2022 at or about 7:16PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board: 

Cc: Town Clerk /File

June 14, 2022

Planning Board

FROM	DATE	SUBJECT
CMG	06/01/2022	Site Plan for Douglas Road Contractors Condos

Douglas

- Public Hearing Notice – Application of Pyne Sand & Stone Company, Inc. and Bedoian Sand & Gravel, LLC for an Earth Removal Special Permit at 1 Lackey Dam Road.
- Public Hearing Notice – Application of Maria Asacker for a Special Permit for an accessory apartment at 6 Ledgestone Road.
- Public Hearing Notice – Application of McIntyre Loam, Inc. (applicant) and J A Taylor Construction Company, Inc. & Second Generation Partners, LLC (owners) for an Earth Removal Permit and Site Plan Review to create a level gravel surface to facilitate the operations of processing landscaping and construction materials at 0 Davis Street (near 100).

Sutton

- Public Hearing Notice – Application of US MA Development, LLC (applicant) and Mary Bedoian & Barbara Chaiko (owners) for a Special Permit for warehouse and distribution to exceed the maximum height allowance and Site Plan Review to construct a 220,000 sf warehouse and distribution facility at 3 Lackey Dam Road, Sutton and Uxbridge.
- Decision – Granted with Conditions a Special Permit for an +/-800 sf accessory apartment in an existing garage to James Stevenson & Jen Lagan at 212 Putnam Hill Road.

Upton ZBA

- Decision – Granted a Variance for side setback for a garage and a Special Permit for an accessory apartment (in-law) to Alycia Miller at 64 Warren Street.
- Decision – Approved a Variance for the same purposes as Variance granted in 1974 (actual decision was not included nor can be located) for the reduction in frontage to Marshall Gould, Atty (applicant) and Joseph P. Keany (owner) at 0 Glenview Street.

Uxbridge ZBA

- Decision – Granted Variance for 56 Industrial Drive.
- Decision – Granted Variance for 14 No Way.