



NORTHBRIDGE PLANNING BOARD MINUTES



Tuesday, September 13, 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 by remote means only.

Recognizing the presence of a quorum, Brian Massey (Yes) called the meeting to order at 7:02PM. Mike Baker - Yes; Jim Berkowitz - Yes; and Abdul Kafal - Yes were in attendance. Rainer Forst 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: Dan Bremser, Hancock Associates; Ron Henault.

I. CITIZENS FORUM

None

II. FORM A'S PROVIDENCE ROAD (MIKE'S WAY) -REVIEW/DECISION ANR 81-P Assessor Map 19 Parcel(s) 92 & 93

Dan Bremser explained that he was hired by Fidelity National Title to correct an oversight. This ANR plan does not change the approved subdivision. The mortgage inspection for 2811 Providence Road shows that the property is +/- five (5) acres. The owner had an actual survey done. It was found that past surveys on the abutting properties were done wrong. The past surveys go back to the 1940s and 1910s. There is a +/- 25 foot strip on the south side of the subdivision that the surveyors left when the Mike's Way subdivision was surveyed because they were not sure of the actual property lines. An 1800 stone bound was found at the back corner of Lot 1. Parcel A will be conveyed to 2811 Providence Road to correct the property lines. Parcel B will be incorporated into the first lot on Mike's Way (near the Blackstone River and Railroad).

Upon motion duly made (J. Berkowitz) and seconded (M. Baker), the Planning Board voted 4-0 by roll call vote of J. Berkowitz – Yes; M. Baker – Yes; A. Kafal – Yes; and B. Massey – Yes to GRANT ANR ENDORSEMENT for the above referenced plan as shown and described on the ANR plan.

III. CONTRACTORS YARD -CONTINUED PUBLIC HEARING Douglas Road -Assessor Map 3 Parcel(s) 115 & 116 Site Plan Review §173-49.1

The Planning Board is in receipt of a letter from the engineer that the applicant is requesting to withdraw the submittal without prejudice. They have been evaluating the flood plain issue raised by the Department of Environmental Protection and based on their evaluation, it appears that the project will need to be drastically reduced or significant compensatory flood storage proposed in order to meet the Federal Emergency Management Agency Flood Plain requirements.

Upon motion duly made (M. Baker) and seconded (A. Kafal), the Planning Board voted 3-0-1 (J. Berkowitz abstained) by roll call vote of M. Baker – Yes; A. Kafal – Yes; B. Massey – Yes; and J. Berkowitz abstain to accept the withdrawal without prejudice.

OLD/NEW BUSINESS

Approval of Meeting Minutes -August 09, 2022

Upon motion duly made (J. Berkowitz) and seconded (M. Baker), the Planning Board voted 4-0 by roll call vote of J. Berkowitz – Yes; M. Baker – Yes; A. Kafal – Yes; and B. Massey – Yes to approve the minutes of August 09, 2022 as written.

Earth Removal Board -Planning Board Representative

Upon motion duly made (B. Massey) and seconded (M. Baker), the Planning Board voted 4-0 by roll call vote of J. Berkowitz – Yes; M. Baker – Yes; A. Kafal – Yes; and B. Massey – Yes to appoint J. Berkowitz as the Planning Board representative to the Earth Removal Board.

Bylaw Review Committee -Planning Board Representative

This agenda item was tabled to a future meeting.

Housing Production Plan Committee – (HPP) Next Steps

The Town Planner has reached out to Pioneer Valley Planning Commission. They are gathering information and the housing survey will be distributed in the coming weeks. More information is to come and there is a possibility that the Pioneer Valley Planning Commission will attend a future Board of Selectmen's meeting.

Ch. 20 of Acts of 2021 [Open Meeting Law]-Extension of Virtual Meetings

The Planning Board discussed continuing having remote meetings or whether they should change to in-person meetings. The members in attendance are fine with either and the Planning Office will check with Rainer Forst on which way he prefers. A hybrid meeting is not the best option.

2022 Fall Annual Town Meeting -Tuesday, October 25, 2022 (7:00 PM)

Point of Information. There are no articles that the Planning Board is sponsoring, but they should provide a recommendation on Article 3 in which the Community Preservation Committee is looking to use funds for the purchase of the Castle Hill Property.

Castle Hill Farm Property -Community Preservation Committee

The purchase of this property will not affect the tax roll because Community Preservation Act funds will be used, but this will require some borrowing. The property is +/-97 acres that will be subdivided for a single-family dwelling and the rest will be for the town. This is a much better option than the other proposal of 75 housing units. The recommendation in support of Article 3 for the purchase of Castle Hill will be prepared and sent to the Community Preservation Committee.

Mumford Riverwalk Boardwalk (Linwood Ave) -Status/Update

The surveyed plans have been received. The Notice of Intent is being prepared for submission with the Department of Public Works as the applicant but we don't have a date yet. There will be a Request for Proposal for the design and build of the boardwalk. We are hoping to break ground in the spring.

Rockdale Pocket Park (Providence Rd) -Status/Update

The Notice of Intent is being prepared for submission with the Department of Public Works as the applicant. We don't have a date yet. G. Bechtholdt met with Mike Dryden of Allen Engineering Associates onsite to review the project.

Site Plan/Subdivision Development -Status/Updates

Moon Hill Estates is in great shape. They will be looking to establish the bond for the entire site and will request the lot releases. This is a large subdivision so an actual cost figure may not be available and an estimate will be given. Adjustments can be made to the bond at a later date(s) as things are completed and other things added. Stone Hill Condos may modify the plot in front of the site by installing a membrane to address the runoff concern(s) onto the adjacent solar farm site. Mike's Way is looking for a bond reduction and this will be addressed on the next agenda. The Planning Office has not heard much regarding Leonardo Estates. An update for Grace Street and the rest of Rebecca Road in The Camelot is needed and we are waiting for Outlaw Two to submit the update. The covenant for Winston Woods was signed today. The developer may look to modify the subdivision because he is not happy with the conditions of approval and the appeal period has passed.

(2022) Open Space & Recreation Plan –DRAFT

The Draft of the Open Space and Recreation Plan is in progress and will be coming soon.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

A site visit with Jeff Walsh (Graves Engineering), Jamie Luchini (Department of Public Works), Dave Pickart (Conservation Commission Agent) and Gary Bechtholdt was held. There will be some construction changes requested. The developer would like the Planning Board to allow Cape Cod berms instead of vertical granite curbing because the granite curbing is not available. The structures have already been raised in the roadway. Joe Marinella wants to pave the roadway now so it can winter over and he can submit the subdivision for street acceptance next year. He is requesting a modification to the basin in the woods. Details on how it will be modified will be submitted. A modification to the access to the other basin is requested. The Department of Public Works does not think a formal access is needed. Rip rap would need to be removed to plant the street trees so the developer is requesting that he do something else. Graves Engineering, the Department of Public Works and the Conservation Commission are in support of these changes. These construction changes will be submitted for review by the Planning Board at a future meeting.

Green Meadow Court -Status/Update

A site visit to Green Meadow Court will be scheduled soon with the Department of Public Works and the Conservation Agent so the Planning Board can move forward with this.

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 September 13, 2022; Draft Planning Board Agenda dated September 27, 2022; Citizens Forum Document; Form A Application for Endorsement of Plan Believed Not to

Require Approval dated August 1, 2022 for Ronald Henault on Providence Road; ANR Plan Layout Page for 2811 Providence Road dated July 29, 2022; Checklist for Approval Not Required Plan for Providence Road (Mike's Way) dated August 03, 2022; Email dated September 06, 2022 to Town Planner, Conservation Agent and Planning/Conservation Administrative Assistant from CMG Engineering regarding Contractor Condo Project on Douglas Road requesting a withdrawal without prejudice; Plan of Proposed Contractor Condominiums dated May 20, 2022; Draft Minutes of August 09, 2022; Email dated June 28, 2022 to Town Planner and Conservation Agent from Town Manager regarding Meetings Held via ZOOM; Email dated July 18, 2022 to Town Planner and others from Town Clerk concerning Open Meeting Law Update; Site Visit Report dated July 20, 2022 from Graves Engineering regarding Stone Hill Condominiums; Letter dated August 15, 2022 to Central Massachusetts Regional Planning Commission from Planning Board concerning Open Space and Recreation Plan Population Demographics – Local Planning Assistance Hours; 2022 Planning Board Meeting Dates.

Other

None

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of September 13, 2022 at or about 7:45PM.

Respectfully submitted,


Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk /File

FROM	DATE	SUBJECT

Grafton

- Public Hearing Notice – Proposed amendments to the Zoning-Bylaw as follows: Amend Section 5.10 entitled Medical Marijuana and Marijuana Establishments and Section 3.2.3.1 entitled Use Regulation Schedule for the purpose of alignment with changes to the Cannabis Control Commission regulations including provisions for home delivery operations, the merger of medical and adult use marijuana regulations and revision and reformatting of the existing language; Amend Section 3.2.3.1 entitled Use Regulation Schedule for the purpose of allowing “Mixed Use” and via Special Permit and Site Plan Review from the PB in the Neighborhood Business and Commercial Business Zoning Districts; and Amend Section 4.2.1 entitled Off-Street Parking and Loading; General, to exclude structures and uses within the Common Historic District from off-street parking requirements.
- Public Hearing Notice – Application of Jeanmarie Houghton for a Special Permit and Site Plan Approval for the keeping of three domestic geese on less than 5 acres at 16 Morgan Drive.

Sutton

- Decision – Approved with Conditions the Special Permit for an attached +/-12,000 square foot accessory apartment in a detached 32 foot by 70 foot garage at 12 Town Farm Road for James Zuraitis.
- Public Hearing Notice – Proposed amendments to Bylaw #5 – Earth Removal Bylaw.

Uxbridge ZBA

- Public Hearing Notice – Appeal of Jane White of the determination of the Building Inspector to allow for construction of a new duplex dwelling prior to the demolition of the existing primary dwelling at 376 Hartford Avenue East; Application of A. Eli Leino for a Special Permit to construct a small addition on the easterly side of the existing building to contain plumbing infrastructure related to a future sprinkler system at 420 West Street; and Application of Richardson North Corporation for a Variance to reduce the frontage dimensional requirement from 300 feet to 0 feet as the access to the property is provided by a 20 foot right-of-way easement at 306 Hazel Street.