



NORTHBRIDGE PLANNING BOARD
MINUTES
Tuesday, November 22, 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, Chair called meeting to order at 7:00 PM, with the following other members in attendance: Michael Baker; James Berkowitz; and Abdul Kafal. Rainer Forst and Andrew Howden (Associate Member) were absent. R. Gary Bechtholdt II, Town Planner and Barbara A. Kinney, Planning/Conservation Admin Assistant were also present.

Attendees of Public: Lori Tanner and Ken Comia, Pioneer Valley Planning Commission (Consultants) and Byron Andrews, DiPrete Engineering.

I. CITIZENS FORUM

None

II. FORM A'S

440 & 462 QUAKER STREET -REVIEW/DECISION

ANR 81-P Assessor Map 31 Parcel(s) 94 & 95

Planning Board reviewed ANR plan prepared for subject property and the ANR Checklist completed by Planning. G. Bechtholdt indicated the plan is worthy of ANR endorsement in accordance with MGL provisions, indicating additional information shall be satisfied as noted in ANR Checklist.

Upon motion duly made (J. Berkowitz) and seconded (M. Baker), the Planning Board voted 4-0 by roll call vote of J. Berkowitz -Yes; A. Kafal -Yes; M. Baker -Yes; and B. Massey -Yes TO GRANT ENDORSEMENT for the above referenced ANR Plan. The intent of the ANR plan is to convey Parcel A & Parcel B to adjoining land as noted and described on the plan.

1038 & 1060 SUTTON STREET -REVIEW/DECISION

ANR 81-P Assessor Map 31 Parcel(s) 94 & 95

Byron Andrews, DiPrete Engineering reviewed with the Planning Board ANR plan prepared for subject property. Board reviewed the ANR Checklist prepared by Planning. G. Bechtholdt suggested plan is worthy of ANR endorsement in accordance with MGL provisions, indicating additional information shall be satisfied as noted in ANR Checklist.

Upon motion duly made (J. Berkowitz) and seconded (M. Baker), the Planning Board voted 4-0 by roll call vote of J. Berkowitz -Yes; A. Kafal -Yes; M. Baker -Yes; and B. Massey -Yes to GRANT ENDORSEMENT for the above referenced ANR Plan. The intent of the ANR plan is to convey Parcel A & Parcel B to adjoining land as noted and described on the plan.

RECEIVED
22 DEC 16 AM 11:45
NORTHBRIDGE PLANNING BOARD
LINDA S. WELSH

III. SCENIC ROADS

423 QUAKER STREET & 500 COOPER ROAD

PUBLIC SHADE TREE(S)

Planning Board acknowledged receipt of letter dated October 19, 2022 from Director of Public Works/Tree Warden regarding two (2) public shade trees located at 423 Quaker Street and 500 Cooper Road (Scenic Roads), where tree(s) are to be removed due to immediate hazardous conditions in accordance with Section 217-11 [Administration].

IV. PUBLIC FORUM

HOUSING PRODUCTION PLAN -760 CMR 56.03(04)

Lori Tanner & Ken Comia, Pioneer Valley Planning Commission

Planning Board hosted a Housing Production Plan Public Forum, where the Consultant (Pioneer Valley Planning Commission) 1) offered a summary brief on the components of a Housing Production Plan, 2) reviewed results of the recently completed public survey, 3) solicited feedback and comment on housing needs, opportunities, goals, strategies, and local housing issues from the public in attendance, 4) and identified next steps.

Planning Board welcomed Lori Tanner and Ken Comia of Pioneer Valley Planning Commission, Consultants working with the town on the preparation of a Housing Production Plan.

Housing Production Plans are approved by the Massachusetts Department of Housing & Community Development (DHCD) for a 5-year period. Plans consist of data assessment on housing, population, development trends, and regional growth factors. Housing Production Plans help communities meet State mandate requiring 10% of total year-round housing units be affordable, by setting a numeric goal for annual housing production. Certified plans may also prevent unwanted 40B developments in favor of residential developments that comply with local zoning.

G Bechtholdt noted Northbridge is considered an MBTA Community, under the State's new law (Section 3A of MGL Chapter 40A) requiring at least one zoning district in which multi-family housing is permitted as-of-right. G Bechtholdt explained the town's Residential-5 Zoning District may currently meet this requirement. G Bechtholdt suggested the preparation of a Housing Production Plan is timely and may assist the Town in satisfying this State mandate, if so required.

Attendees (Planning Board) identified opportunities within downtown Whitinsville (Church Street) to promote affordable housing via mixed-use with retail on lower level & perhaps residential dwelling units within upper story, as part of a redevelopment of existing historic buildings downtown. Attendees also considered to expand the town's Historic Mill Adaptive Reuse zoning bylaw to include the Whittin Machine Works located on Main Street (with parking off Douglas Road) to allow opportunities for mixed-use, where residential dwellings (and commercial use) may be introduced within upper story portions of the mill complex. Given its proximity and walking distance to downtown Whitinsville, Town Hall, Library, Post Office, a number of churches, and numerous retail commercial establishments the Planning Board felt promoting

this area as a possible locus area. Attendees noted the town is currently working with a consultant on a Reuse Study for the former Northbridge Elementary School located on Cross Street and may be looking to do same for the Fire Station Headquarters (Main Street) and Aldrich School -Town Hall Annex (Hill Street) once the buildings are vacant and departments move into the new Fire Station currently under construction on Providence Road.

The Planning Board (/attendees) did not support the idea of re-zoning non-residential zoned properties (i.e., Industrial) for residential use. Planning Board considered opportunities to address housing needs coupled with perhaps opportunities to promote redevelopment and reinvestment in town, such as Rockdale: 2040 Providence Road (brownfield) and Blackstone River, where properties (existing housing) are within the Floodway/Floodplain. Planning Board would like to explore the idea of Transfer Development Rights (TDRs), where residential buildout (density) could be applied elsewhere. Planning Board recognized a growing need for more affordable senior housing, noting the Linwood Mill Lofts, senior affordable housing units has no available apartments (75-units) and the market-rate senior housing (104-units in total) of Stone Hill Condominiums are sold as fast as the are put on the market.

Consultant presented a series of questions on housing: pressing housing issues; greatest strengths/opportunities for addressing housing needs; greatest obstacles; and top three (3) initiatives to address affordable housing. Responses to questions shall be summarized and included in the Housing Production Plan to be completed in the coming months.

Planning Board thanked L Tanner and K Comia for facilitating the public forum discussions on the preparation of a Housing Production Plan for Northbridge. G Bechtholdt shall update the Planning Board on next steps as this initiative continues.

V. OLD/NEW BUSINESS

Approval of Meeting Minutes -September 27, 2022

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of J. Berkowitz -Yes; A. Kafal -Yes; M. Baker -Yes; and B. Massey -Yes to approve the Planning Board minutes of September 27, 2022.

Camelot (Grace Street) -Consent to Sale/Extension of Completion (Phase IV)

G Bechtholdt informed the Planning Board that a buyer is interested in purchasing the remaining phase of the Camelot subdivision, Phase IV, consisting of Grace Street. To do so, the buyer is seeking confirmation from the Planning Board on the consent to sale (of lots) currently held by the Covenant. G Bechtholdt noted improvements required of Phase IV, Grace Street have not commenced and as such lot release may not be an option at this time. After some general discussion, the Planning Board authorized the Town Planner to provide a correspondence acknowledging and consenting to pending sale/purchase of Phase IV, Grace Street; consisting of Lots 11-23.

Camelot (Grace Street) -Construction Change Request(s)

Planning Board reviewed construction change requests to (1) eliminate the landscape island within the cul-de-sac of Grace Street; (2) allow for installation of individual low-pressure sewer systems to service lots along Grace Street; and (3) allow for the implementation of Low Impact Development techniques to capture

and manage stormwater; reference made to letter dated November 09, 2022 from Turning Point Engineering. G Bechtholdt explained that the Director of Public Works, Conservation Agent, and Planning Board Consultant reviewed the requested construction changes. After some general discussion the Planning Board voted to consider and allow construction changes for Grace Street, subject to review and approval of same by the Director of Public Works, Planning Board consulting engineer and the Conservation Commission, is so required. In taking such action, the Planning Board noted the utilization of low-pressure sewer system servicing the lots along Grace Street shall not impact or alter the design and or function of the required sewer system extension tie-ins for the two (2) existing house lots on Kingsnorth Street (AP 16/85 & 16/84). Low Impact Design plans shall be prepared and submitted to DPW, Conservation and Consultant for review and approval. Design plans for the low-pressure sewer system shall also be reviewed and approved by the Department of Public Works (Sewer Superintendent) and Planning Board Consultant. Prior to taking a vote, B Massey noted that he lives within the Camelot subdivision, suggesting he has no financial gain regarding the project requests and as such will vote on the requested construction changes.

Mike's Way -Lot Release (Lot 7) /Status Update

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of J. Berkowitz -Yes; A. Kafal -Yes; M. Baker -Yes; and B. Massey -Yes to Release Lot 7 within the Mike's Way subdivision.

Site Plan/Subdivision Development -Status/Updates

See discussion items noted herein.

MGL CH 41 SEC 81U -Proceedings/Hemlock Estates

Paving of Fir Hill Lane was performed on November 22, 2022 under the supervision of Graves Engineering, Inc. (Planning Board Consultant). Consultant to issue report to the Planning Board and Department of Public Works.

(DRAFT) 2023 Planning Board Meeting Dates

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 by roll call vote of J. Berkowitz -Yes; A. Kafal -Yes; M. Baker -Yes; and B. Massey -Yes to approve the 2023 Planning Board meeting dates.

Green Meadow Court -Status/Update

Tabled

Planning Board Concerns

None noted at this time.

Mail -Review

In addition to the mail listed (see attached), the Planning Board noted receipt of the following communications: Planning Board Agenda dated November 22, 2022; Draft Planning Board Agenda dated December 13, 2022; Citizens Forum Document; Checklist for Approval Not Required Plan dated November 17, 2022 for 440 & 462 Quaker Street; Plan of Land on 440 Quaker Street dated October 20, 2022 layout plan; Plan of Land on 440 Quaker Street dated October 20, 2022 GIS plan; Checklist for Approval Not Required Plan dated October 27, 2022 for 1038 (& 1060) Sutton Street; Approval Not Required Subdivision

1038 Sutton Street dated May 31, 2022; Letter dated October 19, 2022 to Planning Board from Director of Public Works regarding two trees in very bad shape at 423 Quaker Street and 500 Cooper Road (scenic roads) with photos attached; Housing Production Public Forum document dated November 22, 2022; Housing Production Plan draft; Draft Planning Board minutes of September 27, 2022; Letter dated November 09, 2022 to Town Planner from Turning Point Engineering concerning Proposed Grace Steet Modification within the Camelot subdivision; Re-Division of Land Grace Street plans dated October 25, 2022; Letter dated October 24, 2022 to Town Planner from Henault Builders, Inc. requesting the release of Lot 7 within the Mike's Way subdivision; Letter dated September 19, 2022 to Planning Board from Henault Builders, Inc. regarding an extension to the proposed completion date and bond reduction for the Mike's Way subdivision; Mike's Way Subdivision Construction Updates dated September 2022; Draft Planning Board meeting dates for 2023; Letter dated October 04, 2022 to Uxbridge and Sutton Planning Boards from Town Planner regarding 3 Lackey Dam Road (Special Permit/Stormwater Permit); Public Hearing Notice from Town of Uxbridge for 3 Lackey Dam Road; Town of Northbridge Residential Developments map; Residential Developments detail information; 2022 Planning Board Meeting Dates.

Other

None

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of November 22, 2022 at or about 8:40 PM.

Respectfully submitted,

Approved by the Planning Board:*December 13, 2022*
Barbara A. Kinney

Planning Administrative Assistant

Cc: Town Clerk /File

FROM	DATE	SUBJECT
Planning Board	10/19/2022	Mike's Way Subdivision Performance Guaranty – Bond Reduction
Planning Board	10/19/2022	Moon Hill Estates Establishment of Performance Guaranty

ZBA

- Public Hearing Notice – Application of DPW to place an electronic sign board on Town Hall property located at 7 Main Street within the Whitinsville Downtown Crossroads Historic District.

Douglas

- Public Hearing Notice – Amendments to Zoning Bylaws: Adoption of new Section 6.8 Residentially-Scaled and Commercially-Scaled Solar Energy Systems; Amendment to Section 10.0 Definitions – new definition for Building Height; and Removal of Section 6.1 Earth Removal.
- Public Hearing Notice – Application of Frank Murphy for a Permit to clean-up/remove +/-six (6) feet of stone at the south side of an existing 13 foot stonewall opening at 116 Orange Street.
- Public Hearing Notice – Application of Moshoula Tsonos for a Special Permit for an accessory apartment at 156 Yew Street.

Grafton

- Public Hearing Notice – Application of 4027 Main Street, LLC for Special Permit and Site Plan Approval for a multi-family building with three (3) dwelling units and associated parking facilities at 40 Main Street.
- Decision – Approved with Conditions the Special Permit of 4027 Main Street, LCC for the construction of a multi-family dwelling (3 units) and associated parking facilities at 40 Main Street.
- Public Hearing Notice – Application of Cellco Partnership, d/b/a Verizon Wireless (applicant) and Sutton, LLC (owner) for a Special Permit and Site Plan Review to construct a Wireless Communications Facility at 58 Follette Street.

Sutton

- Public Hearing Notice – Application of UGPG RE SUTTON, LLC for a modification of a previously approved definitive subdivision known as Unified Parkway to shift the last +/-400 feet of Unified Parkway at its connection to Boston Road to the east to avoid impacts to a historic sycamore tree.
- Decision – Granted with Conditions the Special Permit for a warehouse distribution use, the Special Permit for height of 45 feet, the Site Plan Review and Earth Removal Permit Exemption for US MA Development, LLC for a warehouse with distribution facility at 3 Lackey Dam Road on property owned by Mary Bedoian and Barbara Chaiko.

Upton

- Public Hearing Notice – Application of Riverside Community Care, Inc. for Site Plan Approval at 206 Milford Street for a change in current use of the property as an outpatient treatment facility to an in-patient treatment facility.
- Public Hearing Notice – Application of Jen Green Thompson for a Special Permit Application for a large lot frontage reduction for property located off Westboro Road to create two (2) lots.
- Public Hearing Notice – Amendment to Sections 300-4.3 and 300-10.1 to amend the definition of “frontage” by deleting and replacing language within the bylaw.

Upton ZBA

- Public Hearing Notice – Application of William & Tara Andrews at 84 High Street for a Variance for the location of potential residential building site to be further back on a new lot to be created by 81P process.
- Decision – Approved the Variance for William & Tara Andrews at 84 High Street for the location of a potential residential building site to be further back on a new lot.

- Public Hearing Notice – Application of Patrick Kwedor for a Special Permit to allow a detached addition for an Accessory Apartment (in-law) at 7 Pleasant Steet; Application of Corey & Nicole Eugster for a Variance for a 10 foot by 14 foot shed to be closer to the rear and side lot lines than setbacks allow at 19 Brooks Street; and Application of William Andrews for a Special Permit to allow an Accessory Apartment (in-law) in a new home to be built at 17 School Street.

Uxbridge

- Public Hearing Notice – Application of US MA Development, LLC for a Special Permit and Stormwater Permit to construct a +/-179,122 square foot warehouse distribution facility at 3 Lackey Dam Rd with land being contained in the towns of Uxbridge and Sutton.
- Decision – Granted the Special Permit 3 Lackey Dam Road.

Uxbridge ZBA

- Public Hearing Notice – Application of 47 Dodge Deco, LLC for a Comprehensive Permit to construct a 40 lot residential subdivision consisting of single-family dwellings at 354 Douglas Street.
- Public Hearing Notice – Application of William T. Thiebault for a Variance to reduce the front setback requirement for an accessory use from 75 to 70 feet to reconstruct a detached garage at 341 Aldrich Street; and Application of Lisa M. Hefron for a Variance of the front setback requirement for an accessory use from 75 to 20 feet to construct a detached garage at 191 Sutton Street.