



NORTHBRIDGE PLANNING BOARD
MINUTES
Tuesday, April 11, 2023



Recognizing the presence of a quorum Brian Massey, Chair called meeting to order at 7:02 PM, with the following other members in attendance: Michael Baker; Jim Berkowitz; and Abdul Kafal. Rainer Forst and Andrew Howden (Associate Member) were absent. R. Gary Bechtholdt II, Town Planner, and Barbara A. Kinney, Administrative Assistant, were also present.

The following members of the public were also in attendance: Attorney Robert Knapik; Dr. Sean Sawyer; Joe Geary; Bruce & Bonnie Bolton; Bill & Patty Gi8annopoulos; Ashley Falvey; Dorothy Thompson; and David Bergeron.

I. CITIZENS FORUM

None

II. FORM A

None

III. ZONING AMENDMENT -PUBLIC HEARING (ARTICLE #24)

Wing Road (from Business-3 to Residential-2)

PETITION ARTICLE -2023 SPRING ANNUAL TOWN MEETING

The notification & posting requirements have been satisfied. *Upon motion made (J. Berkowitz) and seconded (M. Baker), the Planning Board voted 4-0 to open the Public Hearing.*

In accordance with MGL CH 40A SEC 5 [Adoption or change of zoning ordinances or bylaws; procedures] the Northbridge Planning Board shall hold a public hearing Tuesday, April 11, 2023 (7:05PM) Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA 01588 to consider petition article (for 2023 Spring Annual Town Meeting) to AMEND Northbridge Zoning District Map (Section 173-5 District boundaries of the Northbridge Zoning Bylaw) by extending existing Residential-Three (R-3) across a portion of Wing Road by rezoning from Business-Three (B-3) to Residential-Three (R-3) the following tract or parcel of land: BEGINNING at a point in the centerline of Wing Road 150 feet westerly of the centerline of Providence Road; THENCE southerly by a line parallel to and westerly of Providence Road a distance of 140 feet; THENCE westerly by a line parallel to and southerly of the centerline of Wing Road a distance of 650 feet, more or less to the existing Residential Two (R-2) zone; THENCE northerly by existing Residential Two (R-2) zone a distance of 140 feet, more or less to the centerline of Wing Road; THENCE easterly by the centerline of Wing Road a distance of 650 feet, more or less, to the point of beginning; or take any other action relating thereto.

Rob Knapik, representing the main petitioner, explained that this petition article is to rezone property along the southern side of Wing Road from Business Three (B-3) to Residential Three (R-3) and will expand the R-3 district. Due to the location, size, and lack of frontage of the property on Route 122, there has been no business interest in developing the property. The petitioner is looking to rezone the area to residential so housing can be built, and this would be compatible with the neighborhood. The property was residential in the past and was rezoned to business in 2005. The developer had plans for two (2) buildings, but they were

never built. There is potential for one house with town water and sewer. The layout of Wing Road extends into the property owned by Doris Koopman and may be within a right-of-way. Bruce Bolton, 35 Wing Road, wanted more information regarding his property and in particular how the fact that his lot will be split between a residential and a business zoning district will affect him. R. Knapik explained that even though his lot would be split, the dwelling would be in the residential zone. This would change his dwelling from a pre-existing non-conforming structure to a pre-existing conforming structure. Only the very back of the lot (+/-10 feet) would be in the business zone. The split zoning would not affect the property value. Changing the zoning district will not have an effect on the tax rate because Northbridge has a single tax rate. Since the undeveloped lot is +/-19,000 square feet, B. Bolton is concerned with any dumpsters, etc. being located on the property line.

Ashley Falvey, 38 Northern Avenue, wanted clarification on where the petitioner is looking to build. Her house is between the two (2) empty lots but on Northern Avenue with the pool. The petitioner is looking to build on the lot located behind Wing Tavern. A single-family dwelling is allowed by-right, and a duplex is allowed with a Special Permit in the R-3 district.

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 to close the Public Hearing.

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 to RECOMMEND Article #24, petition article to amend the zoning of subject property (Wing Road, portion of) from Business-Three (B-3) to Residential-Three (R-3) Zoning District of the Town of Northbridge. In accordance with Massachusetts General Laws, the Planning Board shall offer its Report & Recommendation at the Spring Annual Town Meeting scheduled for Tuesday, May 02, 2023.

IV. ZONING AMENDMENT -PUBLIC HEARING (ARTICLE #25)

Providence Road (from Business-1 to Business-2)

PETITION ARTICLE -2023 SPRING ANNUAL TOWN MEETING

The notification & posting requirements have been satisfied. *Upon motion duly made (J. Berkowitz) and seconded (M. Baker), the Planning Board voted 4-0 to open the Public Hearing.*

In accordance with MGL CH 40A SEC 5 [Adoption or change of zoning ordinances or bylaws; procedures] the Northbridge Planning Board shall hold a public hearing Tuesday, April 11, 2023 (7:15PM) Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA 01588 to consider petition article (for 2023 Spring Annual Town Meeting) to AMEND Northbridge Zoning District Map (Section 173-5 District boundaries of the Northbridge Zoning Bylaw) by extending the existing Business-Two (B-2) zoning district southerly from Union Street by rezoning from Business-One (B-1) to Business-Two (B-2) the following tract or parcel of land: BEGINNING at a point at the intersection of the centerline of Union Street and the westerly sideline of Providence Road at the existing Business Two (B-2) zoning district; THENCE: southerly by the westerly sideline of Providence Road, a distance of 903.76 feet, more or less, to the southerly boundary of the parcel known as and numbered 113-119 Providence Road (also known as Northbridge Assessor's Parcel 24A-103); THENCE westerly by the southerly boundary of 113-119 Providence Road (also known as Northbridge Assessor's Parcel 24A-103), a distance of 235.1 feet, more or less, to the easterly sideline of the right-of-way of the Providence and Worcester Railroad; THENCE northerly by the easterly sideline of the right-of-way of the Providence and Worcester Railroad, a distance of 904.43 feet, more or less, to the intersection of the

easterly sideline of the Providence and Worcester Railroad and the centerline of Union Street and the existing Business Two (B-2) zoning district; THENCE easterly by the centerline of Union Street and the existing Business Two (B-2) zoning district, a distance of 244.07 feet, more or less, to the point of beginning.

R. Knapik, on behalf of the main petitioner, explained that this petition article is to rezone an area along Providence Road from the intersection of Union Street to the property that includes the Dollar General from Business One (B-1) to Business Two (B-2). Dr. Sean Sawyer is looking to lease a space next to the Dollar General for his veterinary clinic. The property is owned by Bill and Patty Giannopoulos. After the property is rezoned, the veterinary clinic would still need a Special Permit. By extending the B-2 zone to this property it would not affect the gas station or the several residences because the gas station is allowed by-right in both business zones and the residences are already pre-existing non-conforming lots and would remain that way. It is illegal to just rezone one parcel (spot zoning) so that is why the residences will remain pre-existing non-conforming lots.

Dr. S. Sawyer is interested in moving his veterinary clinic to the +/-6,750 square feet of vacant space because his business partner and he are moving in different directions. The Granite Street site would remain as a pet day care facility. B. Giannopoulos hopes to expand the building with two (2) more commercial spaces. It is not necessary to extend the B-2 zone further, and they want to limit the number of parcels that would be affected.

Upon motion duly made (J. Berkowitz) and seconded (M. Baker), the Planning Board voted 4-0 to close the Public Hearing.

Upon motion duly made (J. Berkowitz) and seconded (M. Baker), the Planning Board voted 4-0 to RECOMMEND Article #25, petition article to amend the zoning of subject property (Providence Road, portion of) from Business-One (B-1) to Business-Two (B-2) Zoning District of the Town of Northbridge. In accordance with Massachusetts General Laws, the Planning Board shall offer its Report & Recommendation at the Spring Annual Town Meeting scheduled for Tuesday, May 02, 2023.

OLD/NEW BUSINESS

Approval of Meeting Minutes -March 14, 2023

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 to approve the minutes of March 14, 2023.

Open Meeting Law -Status of Extending Virtual/Remote Options

Point of information that the Governor has extended certain pandemic-related relief options including virtual/remote options to March 31, 2025. The Planning Board discussed the meeting format they will use going forward. If a hybrid-format is used, then the Planning Board members should be in-person with the virtual option available only to the public. If there is no interest in a hybrid-format, the Planning Board could resume meeting just in-person. The Board noted the next scheduled meeting (April 25, 2023) will be via remote means (ZOOM) as Rainer Forst has indicated a preference to not meet in-person, understanding R. Forst has not sought re-election in May 2023. *May 23, 2023 meeting* – This meeting was discussed and will be held in-person.

138 Housing Production Plan Public Forum -Tuesday, May 09, 2023 (7:00 PM)

139 Since B. Massey will not be able to attend the May 09, 2023 meeting, there is a potential for a lack of
140 quorum. The Housing Production Plan Public Forum will be postponed until after the town elections and
141 rescheduled.

142
143 2023 Spring Annual Town Meeting -Tuesday, May 02, 2023

144 Point of information.

145
146 2023 SATM Warrant -Vote/Recommendation(s)

147 See zoning amendment discussions above for Articles #24 and #25.

148
149 2023 Town Elections -Tuesday, May 16, 2023

150 Point of information -B Massey will offer Planning Board report and recommendation for Article #24 and
151 Article #25.

152
153 2023-2030 Open Space & Recreation Plan -Status

154 There was no update at this meeting.

155
156 Site Plan/Subdivision Developments -Status/Update

157 Hemlock Estates continues to lack any progress. Leonardo Estates is progressing okay and hopefully this
158 subdivision will be completed this year. Moon Hill Estates has been issued a couple of building permits for 2
159 to 3 individual house lots. A meeting will be convened later in the week with the Town Planner,
160 Conservation Agent, Director of Public Works, and Graves Engineering, the Board's consultant to
161 review/discuss status of definitive subdivision plans prepared for Planning Board endorsement. Additional
162 curbing has been installed along Rebecca Road (through to Hill Crest) within Camelot subdivision and
163 sidewalk has been prepared on Genivieve Drive. Planning Board received copy of updated punchlist and
164 construction estimates for Phase 1A & 1B; where a bond reduction is not warranted at this time. B. Massey
165 pointed out that sidewalk repairs were missed in the construction estimate report for Phases 1A and 1B and
166 may need to be added. Progress for Mike's Way continues, with no issues identified or known.

167
168 Mumford Riverwalk Boardwalk -Status/Update

169 No discussion at this time.

170
171 Rockdale Pocket Park -Status/Update

172 Filing with the Conservation Commission will be submitted soon.

173
174 Master Plan -MGL Chapter 41 Section 81D

175 No discussion at this time.

176
177 Planning Board Concerns

178 None noted at this time.

179
180 Mail -Review

181 In addition to the mail listed (see attached), the Planning Board noted receipt of the following
182 communications: Planning Board Agenda dated April 11, 2023; Draft Planning Board Agenda dated April 25,

2023; Citizens Forum Document; Public Hearing Notice for petition article to Amend Zoning District Map by extending the existing Residential Three (R-3) across a portion of Wing Road from Business Three (B-3); MassGIS 2021 Aerial Imagery of Providence Road and Wing Road from B-3 to R-3; Memo dated March 31, 2023 to Planning Board from Law Office of W. Robert Knapik regarding the Citizen Petition to Rezone land located west of Providence Road and south of Wing Road; Public Hearing Notice for petition article to Amend Zoning District Map by extending the existing Business Two (B-2) zoning district southerly from Union Street by rezoning from Business One (B-1) a parcel of land; Pictures of Providence Road and Union Street area that is proposed to be rezoned; Memo dated March 20, 2023 to Planning Board from Law Office of W. Robert Knapik concerning the Citizen Petition to Rezone land located west of Providence Road and south of Union Street; Zoning Table of Area Regulations; Zoning Table of Use Regulations; Draft Planning Board minutes of March 14, 2023; Email dated March 30, 2023 to Town Planner from Kopelman & Paige Law regarding Pandemic Related Legal Updates; Correspondence Advisory Concerning Enforcement of the Massachusetts Bay Transportation Authority (MBTA) Communities Zoning Law; Email dated March 24, 2023 to OCD from Zoning Enforcement Officer regarding Clarification on Section 3A Action Plan for Northbridge; Spring Annual Town Meeting Warrant dated May 2, 2023; Nearmap picture of town owned land on Providence Road; Existing Conditions Plan for Rockdale Pocket Park dated March 10, 2023; Proposed Site Plan for Rockdale Pocket Park dated March 30, 2023; Letter dated March 15, 2023 to Conservation Commission from Planning Board Chair regarding Castle Hill Farm Property Conservation Restriction -Passive Recreation; Draft List of Proposes Uses, Improvement and Prohibitions for Castle Hill Farm Property dated March 9, 2023; 2023 Planning Board Meeting Schedule.

Other

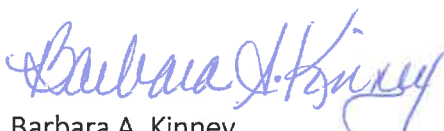
May 09, 2023 meeting -Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 4-0 to cancel the Planning Board meeting of May 09, 2023 due to potential lack of quorum. Massachusetts Bay Transportation Authority (MBTA) Community -Planning Board in receipt of a letter dated March 31, 2023 to Town Manager from Department of Housing and Community Development, approval of Action Plan submitted and achieved Interim Compliance. Castle Hill Farm -noted the Purchase and Sale Agreement for the property at Castle Hill Farm was signed by the Board of Selectmen with closing scheduled for end of April 2023.

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of April 11, 2023 at or about 8:15 PM.

Respectfully submitted,

Approved by the Planning Board: _____


Barbara A. Kinney
Planning Administrative Assistant



Cc: Town Clerk /File

April 11, 2023

Planning Board

FROM	DATE	SUBJECT
Graves Engineering	04/06/2023	The Camelot Phases 1A & 1B Engineer's Construction Cost Estimate
DHCD	03/31/2023	Determination of Interim Compliance under MGL c. 40A, Section 3A

Douglas

- Public Hearing Notice – Application of David Woodacre & Maria Torres for a Special Permit for an accessory apartment at 5 Manchaug Street.

Mendon

- Public Hearing Notice – Amendment of Zoning Bylaws by adding a new section 5.05 for an Age Restricted Mixed Use Overlay District (ARMUD) with an amended Table of Uses and corresponding ARMUD map.

Sutton

- Public Hearing Notice – Application of Robert & Barbara Daigneault to widen and rebuild the stonewall on the right side of the entrance and rebuild the stonewall on the left side where stones are falling over at 41 Burbank Road.
- Public Hearing Notice – Application of Land Design Collaborative (applicant) and 81 Purgatory, LLC (owner) to construct a 30-lot single-family open space residential subdivision at 57,77, 77R and 81 Purgatory Road.
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Upton ZBA

- Public Hearing Notice – Proposed modifications to Section 300-6.2 Wireless Data Transfer Facilities to adopt Wireless Telecommunications Facilities application requirement for completeness and to Section 300-9.2A Zoning Board of Appeals to change from 3 to 5 full members as submitted by petition.
- Decision – Approved with conditions the Special Permit on the appeal of Deana Reardon for an accessory apartment which was constructed prior to the existing zoning laws for accessory apartments at 51 Glen Avenue.