



**NORTHBRIDGE PLANNING BOARD
MINUTES
TUESDAY, September 26, 2023**



Recognizing the presence of a quorum Rebecca Rushford, Chair, called the meeting to order at 7:00 PM, with the following other members in attendance: Michael Baker, James Berkowitz, and Michael Wilkes. Abdul Kafal and Andrew Howden, Associate Member, were absent. R. Gary Bechtholdt, Planning & Community Development Director and Barbara Kinney, Administrative Assistant, were also present.

Attendees of the Public: Molly Obendorf, Bohler Engineering; Bob Vanderbrug; Kristen Orlando; Robert Lussier, CMG Engineering; Michael Dryden, Allen Engineering; and Earl Ebbeling.

I. CITIZENS FORUM

None

II. FORM A's

None

III. WALMART EXPANSION, 100 VALLEY PARKWAY -PUBLIC MEETING

Northbridge Zoning Bylaw -Section 173-49.1 Site Plan Review of the Planning Board
Assessor Map 1 Parcel 119

NORTHBRIDGE TOWN CLERK
LINDA B. TYMCHAK

23 OCT 11 AM 11:59

RECEIVED

The public meeting notice was read out loud: *"In accordance with provisions of Massachusetts General Laws & Chapter 173 Section 173-49.1 [Site Plan Review by Planning Board] of the Northbridge Zoning Bylaw, the Northbridge Planning Board shall hold a public meeting on Tuesday, September 26, 2023 at 7:05 PM in the Board of Selectmen's Chambers of the Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA to consider application of Wal-Mart Stores, Inc. (Northbridge, MA) for a proposed construction of a +/-8,000 square foot building addition to accommodate the customer pickup of online orders and other associated site improvements for subject property at 100 Valley Parkway identified as Assessor Map 1, Parcel 119 within the Industrial-Two (I-2) Zoning District in Northbridge. Copy of Site Plan Review Application; Site Development Plan entitled "Proposed Site Plan Documents for Walmart Store #2629-275" prepared by Bohler Engineering dated June 01, 2023 and other supportive documents are on file with Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) may be viewed during regular office hours or viewed via the town's webpage at: northbridgema.org/planning-board. The purpose of this notice is to provide an opportunity for public comment. Anyone wishing to be heard may submit comments directly to Community Planning & Development at planning@northbridgema.org or participate during said meeting."*

G Bechtholdt indicated the meeting posting and notification requirements had been satisfied. R Rushford, Chair open meeting and welcomed Applicant/Engineer to review site development proposal.

Molly Obendorf, Bohler Engineering, on behalf of the Applicant, Wal-Mart Stores, Inc., explained that the site plan application was submitted for an addition on the west side of the existing Walmart building at 100 Valley Parkway. The expansion of the building (±8,000 square-feet) is to accommodate online pickup orders,

where reconfiguration of the existing parking area will also be included. No increase in traffic is anticipated as a result of this customer option, where other Walmart facilities will have same. There will be no change in the traffic pattern circulation. The 30-foot access aisle will be maintained for trailer trucks deliveries. Impervious area will be reduced, and the two (2) existing catch basins will be relocated, but the drainage pattern will remain the same. Technical review and Safety Committee meetings have been held. A peer review letter dated September 25, 2023 from Graves Engineering has been received and there are no outstanding issues. There will be some restriping in the parking area, façade changes, and signage changes; separate from the Planning Board site plan review. There will be 45 less parking spaces, but the total number of parking spaces will still be above the minimum required.

R Rushford sought input from Planning Board members and opened comment to members of the public. Robert Vanderbrug, 918 Main Street, wanted confirmation that the traffic will be two-way, and nothing will be changed on the east side of the building. Confirmation was given and it was explained that there is no need to go around the building other than trailers for delivery.

G Bechtholdt explained the original approval(s), Walmart was issued a Special Permit pursuant to the town's Route 146 Overlay District, noting as part of this an outdoor community space was required. G Bechtholdt commented that it was nice to see consideration was given to expand the outdoor space (additional landscaping plantings) as part of the building expansion.

After some general questions with regard to lighting and planned restriping of the parking lot R Rushford sought additional comment from the Board and public; having none the Board looked to the Town Planner for conditions of approval.

Upon motion duly made (J. Berkowitz) and seconded (M. Wilkes), the Planning Board voted 4-0 to APPROVE WITH CONDITIONS, the construction of a ±8,000 square-foot expansion, parking reconfiguration and other associated site improvements to accommodate customer pickup of online orders at 100 Valley Parkway.

Conditions of approval include the following: As part of the Walmart Building Expansion, the existing plaza/central gathering place located at the front left corner of the building shall be extended and enhanced, including planting of shade trees and other vegetation as shown on the Site Development Plan. Exterior illumination, including security lighting shall be arranged so as to reflect away from abutting properties. Said lighting shall be directed in a manner to avoid glare and light trespass. Applicant/Engineer (Site Contractor) shall review with the Whitinsville Water Company water services and requirements for any new connections. Applicant/Engineer (Site Contractor) shall coordinate installation of the water service(s) with the Whitinsville Water Company. Based on its findings the Planning Board WAIVED the Development Impact Assessment; Section 173-49.1 E (2) of the Northbridge Zoning By-Laws.

IV. CONTRACTORS YARD, DOUGLAS ROAD -CONTINUED PUBLIC HEARING

Northbridge Zoning Bylaw -Section 173-49.1 Site Plan Review of the Planning Board
Assessor Map 3 Parcel(s) 115-118

James Berkowitz indicated that he was the Owner/Applicant and will once again abstain from participating (/voting) on the site plan review application. Rob Lussier, CMG Engineering, on behalf of the Applicant, TJJ Development Corp., explained that the update has been submitted with supplemental information on the

calculations for the culvert for the proposed drainage modification for the easement. The Planning Office is in receipt of a follow-up letter dated September 26, 2023 from Graves Engineering and all outstanding items have been addressed. Reference to the certification letter from CMG Engineering will be added to the Conditions of Approval certifying the calculations. Town Counsel is to review and offer guidance on the process to relocate drainage/flowage easement.

R. Rushford wanted to know if the proposed area for the easement (relocated) is to be the same size; R Lussier indicated the easement area will be larger, increasing in land area from about 157,000 square-feet to 159,000 square-feet. The Planning Board reviewed proposed screening of dumpster storage area. R Rushford sought additional input from the Board and members of the public; having none the Board reviewed draft conditions of approval.

Upon motion duly made (M. Baker) and seconded (M. Wilkes), the Planning Board voted 3-0-1 (J. Berkowitz abstained) to close the Public Hearing.

Upon motion duly made (M. Baker) and seconded (M. Wilkes), the Planning Board voted 3-0-1 (J. Berkowitz abstained) to APPROVE WITH CONDITIONS, the Contractors Yard to consist of up to three (3) metal buildings, two (2) outdoor storage areas for adjacent business (stowing of empty dumpsters), parking areas, & other associated site improvements for subject property located on Douglas Road.

Conditions of approval include the following: Site Development approval SHALL BE SUBJECT TO ISSUANCE OF ZONING BOARD OF APPEALS SPECIAL PERMIT(s) in accordance with Section 173-18 [Floodway & Floodplain Overlay Districts] & Section 173-47 [Special Permit] of the Northbridge Zoning Bylaw. To promote optimal sightline distances (along Douglas Road), landscape plantings shall be setback from the roadway as shown on Site Development Plan. Vehicular access/egress within subject property (Contractors Yard) shall be limited to one-way in and one-way out as shown on Site Development Plan. In an effort to abate noise associated with pick-up/drop-off of dumpsters (to be sited at rear of property), Owner/Applicant shall plant seven (7) Hemlock trees as shown on Site Development Plan. Parking lot pavement markings, directional arrows, and loading areas shall be provided as shown on Site Development Plan. The paved area to be located directly off Douglas Road (dumpster storage) shall be screened by chain-link fence (w/privacy slats), five (5) Eastern White pine trees and other plantings as shown on Site Development Plan. The paved area to be located directly off Douglas Road (dumpster storage) shall be secured by a sliding gate (or similar) as shown on Site Development Plan. Site development improvements, including parking areas, paved access drives, driveway aprons, and paved dumpster storage area shall not result in positive drainage onto the public way (Douglas Road). Exterior illumination, including security lighting shall be arranged so as to reflect away from abutting properties. Said lighting shall be directed in a manner to avoid glare and light trespass. Owner/Applicant shall be responsible for long-term maintenance of the drainage flowage easement which was conveyed to the Town (Department of Public Works) as part of the formal street acceptance of roadways of Castle Hill Estates and Clover Hill Estates subdivisions. Refence is made Director of Public Works memorandum dated August 04, 2023. PRIOR TO ENDORSEMENT, Project Engineer of record shall provide the Planning Board (and Department of Public Works) with a letter (signed/stamped) certifying no adverse impacts to capacity, flows and or storage capacity of the drainage easement area as a result of its relocation and/or project site development. For reference, letter shall include the following statement(s): *CMG Engineering Services has reviewed existing onsite conditions of the subject property (pre-development), including analysis & evaluation of the location and function of the existing drainage easement area occupying*

approximately ±150,000 square-feet of the site, where stormwater from two (2) adjacent subdivision developments located upgradient to the subject property is allowed to flow stormwater onto and through the property and where CMG has determined the planned site development as shown on plan entitled "XXXX" prepared by CMG dated "XXXX" will not alter flow storage capacity within the subject property (post-development), and where flooding impacts to Douglas Road will be unchanged as a result of the site development and drainage easement modification (relocation). PRIOR TO ENDORSEMENT, Proposed Drainage Easement (exhibit plan) shall be referenced and incorporated into the plan set; delineating planned relocation of existing drainage easement area within subject property. Prior to the ISSUANCE OF BUILDING PERMIT, arrangements shall be made with the DEPARTMENT OF PUBLIC WORKS, CONSERVATION COMMISSION and PLANNING BOARD CONSULTANT to conduct a site visit to inspect existing culvert(s) associated with the drainage flowage easement to ensure system is functioning and flowing properly (pre-development). Prior to any CONSTRUCTION ACTIVITY associated with the project site development, the revised/modified limits of the Drainage Easement Area (easement plan) shall be recorded with the Registry of Deeds. If so required, Owner/Applicant shall be responsible for satisfying any payment and costs incurred by Town of Northbridge for Town Counsel review, including recording of said easement plan. Prior to the ISSUANCE OF A CERTIFICATE OF OCCUPANCY, arrangements shall be made with the DEPARTMENT OF PUBLIC WORKS, CONSERVATION COMMISSION and PLANNING BOARD CONSULTANT to conduct a site visit to (re)inspect culvert(s) associated with the drainage flowage easement to ensure system is functioning and flowing properly (post-development).

V. CONTRACTORS YARD, MAIN STREET -CONTINUED PUBLIC HEARING

Northbridge Zoning Bylaw -Section 173-49.1 Site Plan Review of the Planning Board
Assessor Map 2 Parcel 36

Mike Dryden, Allen Engineering, on behalf of the Applicant, Earl Ebbeling, stated that they have addressed the comments from Graves Engineering's Site Plan Review letter dated August 04, 2023 except #16 regarding the easement on Water Street. The easement will be provided along the line of Water Street, and this will be corrected on the revised plans for endorsement. The status of Water Street is addressed in the letter dated May 18, 1974 from the Road Commissioners explaining the status. There is 760 feet that is privately owned, and 360 feet is publicly owned and maintained by the Department of Public Works. Reference should be made regarding this correspondence from the Road Commissioners in the Conditions of Approval. They agree with the Whitinsville Water Company requirements. They are also filing with the Zoning Board of Appeals for work in the floodplain. R. Rushford sought additional input from the Board and members of the public; having none the Board reviewed draft conditions of approval.

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

Upon motion duly made (J. Berkowitz) and seconded (M. Wilkes), the Planning Board voted 4-0 to APPROVE WITH CONDITIONS, the construction of a Contractors Yard consisting of a ±7,200 square-foot single-story equipment storage building, a separate 800 square-foot office building, parking areas, and other associated site improvements for subject property located at (315) Main Street.

Conditions of approval include the following: Site Development approval SHALL BE SUBJECT TO ISSUANCE OF ZONING BOARD OF APPEALS SPECIAL PERMIT in accordance with Section 173-18 [Floodway & Floodplain

Overlay Districts] of the Northbridge Zoning Bylaw. Outdoor storage of equipment, materials and vehicles shall be limited to the southeasterly side (rear) of the property to minimize public view from Main Street. Owner/Applicant shall install a lockable gate as shown on the Site Development Plan for emergency access. Said emergency access gate shall include a Knox-box (or similar device) as directed by the Northbridge Fire Department. As discussed with Whitinsville Water Company, Owner/Applicant shall cut & cap the existing water main (along the Water Street layout) under the direction of the water company. As part of the site development, Owner/Applicant shall install ADA sidewalk upgrades at the crosswalk locations under the direction of the Department of Public Works. Driveway aprons shall also comply with ADA/AAB standards. As shown on the Site Development Plan, Owner/Applicant shall install 6-foot-high privacy fencing along the easterly side of the subject property to screen abutters directly adjacent to. To promote optimal sightline distances (egress onto Main Street), the American Arborvitae proposed along subject frontage shall be reduced from eleven (11) to seven (7). Vehicular access/egress within the subject property shall be limited to one-way in and one-way out as shown on Site Development Plan. Pavement runoff from the site that flows into the public way shall be limited to areas associated with site driveway(s), defined by the "ridge lines" shown on plan. Runoff exiting the site from the small depression in the northwest corner shall be allowed to flow into the existing catch basin within the right-of-way as it did under pre-development conditions. PRIOR TO ENDORSEMENT, the Site Development Plan shall be reviewed by Graves Engineering, Inc. (Planning Board Consultant) with regard to modification (if any) as it relates to compensatory flood storage and Zoning Board of Appeals issuance of Special Permit [Floodway & Floodplain Overlay Districts]. Reference is made to Graves Engineering, Inc review report dated August 04, 2023 (comments #9 & #15).

OLD/NEW BUSINESS

Approval of Meeting Minutes -September 12, 2023

Tabled to the next meeting.

Milford Federal Bank (1271 Providence Rd) -New Free Standing Internally Lit Sign

Milford Federal Bank has redesigned their sign to be internally lit. The original approval from the Planning Board stated that the sign must be externally lit. According to the Building Inspector in his letter dated September 20, 2023, the internally lit sign will meet zoning.

Upon motion duly made (M. Wilkes) and seconded (M. Baker), the Planning Board voted 4-0 to send a letter to the Building Inspector that they acknowledge and consent to the internally lit sign as the Planning Board cannot restrict the sign because it meets the zoning requirements.

2023 Fall Annual Town Meeting -Tuesday, October 24, 2023 (7:00PM)

Point of information -no discussion.

MBTA Communities Zoning Law -MGL Chapter 40A Section 3A

The Planning Office is working with Central Massachusetts Regional Planning Commission (CMRPC) and submitted documents to the Executive Office of Housing & Livable Communities (EOHCL) and are waiting to hear back if Northbridge is in compliance.

Camelot Subdivision (Phase 2 & Phase 3) -Bond Reduction Request

Outlaw Two, LLC has requested a bond reduction for The Camelot Phases 2 & 3 per their correspondence dated August 23, 2023. Confirmation from Graves Engineering is needed that site improvements for the two (2) driveways that were moved from Hillcrest Road and Whitinsville Water Company's concerns in their letter dated September 20, 2023 are included in the updated Engineer's opinion construction cost estimates dated September 11, 2023. *Upon motion duly made (M. Wilkes) and seconded by (J. Berkowitz), the Planning Board voted 4-0 to grant the bond reduction subject to confirmation of Whitinsville Water Company's concerns and the improvements for the two (2) driveways from Hillcrest Drive are included in the construction estimate.*

Camelot Subdivision -Lot Release Request (Parcel F)

This parcel was released previously but was not listed on the Lot Release form. The Planning Board may vote to release the parcel and sign the Lot Release form tonight. The lot lines will be moved by an Approval Not Required (ANR) plan (coming) so that the parcel will no longer be a retreat lot. *Upon motion duly made (J. Berkowitz) and seconded by (M. Wilkes), the Planning Board voted 4-0 to release Parcel F and signed the Lot Release form.*

Subdivision Status Report(s) -Updated Construction Schedules

The Camelot pump station is the developer's responsibility, but it will eventually be the town's responsibility once the town accepts The Camelot subdivision. There has been a lack of oversight in the past, and problems arose at the pump stations within The Camelot and within the Hemlock Estates subdivision. The Department of Public Works is now keeping an eye on both pump stations and the developer should be too. The Camelot pump station is in better shape than the pump station at Hemlock Estates, however, both pump stations need to be addressed. The bond for Hemlock Estates will need confirmation that the pump station is included in the construction estimate. The Planning Board discussed the possibility of calling in the bond for Hemlock Estates in the spring because there has been no progress in completion. This will be discussed again in the spring. Leonard Estates has a disagreement with an abutter regarding the cutting of trees along the property line and this is being addressed. The developer for Mike's Way has passed away and the Planning Board will wait to see what happens with the development. Moon Hill Estates has had a lack of erosion controls, so sediment has washed into their roads. This will cause more problems once residents are living in the subdivision unless it is addressed. All of the lots within Moon Hill Estates have been released. A letter dated September 18, 2023 has been received from the Whitinsville Water Company concerning Winston Woods. It appears that there are irregularities between Randy Swigor's comments and the approved plans. These items will need to be completed and G. Bechholdt will meet with the owner/applicant to discuss the irregularities so they will be addressed. Construction reports are coming in for each of the subdivisions. At upcoming meetings, the developers will be invited to come to a Planning Board meeting to discuss the status of their project.

Stone Hill Senior Living Development -Status of Completion

R Rushford inquired about the status of the Building Inspector's review of the buffer area to see if a violation of the Planning Board site plan and special permit occurred. G Bechhold noted that he has not received any communication from the Building Inspector/ZEO and will look to follow-up with him.

Comprehensive Master Plan -MGL Chapter 41 Section 81D

Point of information.

2023 Housing Production Plan -Next Steps

G Bechtholdt explained the Board of Selectmen approved the Housing Production Plan at their meeting on September 25, 2023; the Housing Production Plan will now be submitted to the State for approval.

Mumford Riverwalk Boardwalk -Status

G Bechtholdt noted bids have been received and are within budget. The next step is to award the contract. The work should be completed before the end of the year. The contract has been awarded to York Construction out of Florida.

Rockdale Pocket Park -Status

G Bechtholdt noted that he attended Board of Selectmen meeting on Monday, September 25, 2023 for an update on the status of the Rockdale Pocket Park.

Planning Board Concerns

R. Rushford asked about the zoning bylaw and items the Planning Board would like to sponsor for the Spring Annual Town Meeting. G. Bechtholdt explained that the Planning Board usually sponsors such changes at a Fall Annual Town Meeting, but it is up to the Planning Board. R. Rushford suggested items should be prioritized as to which ones should be addressed/reviewed first. There are several items from the Housing Production Plan that may be addressed/reviewed such as in-law accessory development units, inclusionary zoning, and the proposed development on Providence Road. G. Bechtholdt suggested if so, the developer should sponsor the Providence Road zoning amendment, adding the Planning Board will work with the developer in reviewing draft(s) leading up to Town Meeting.

Mail -Review

In addition to the mail listed (see attached), the Planning Board noted receipt of the following communications: Planning Board Agenda dated September 26, 2023; Draft Planning Board Agenda dated October 10, 2023; Citizens Forum Document; Public Hearing Notice for Wal-Mart Stores, Inc.; Application for Site Plan Review dated May 31, 2023 for Wal-Mart Stores, Inc.; Project Narrative from Bohler Engineering regarding 100 Valley Parkway (Wal-Mart); Overall Site Plan for Wal-Mart dated June 01, 2023; Review Report Form dated August 15, 2023 for Wal-Mart Store #2629-275 100 Valley Parkway; Memo dated August 17, 2023 to Planning Board & Bohler Engineering from Town Planner regarding Building Addition – Wal-Mart; Checklist for Site Plan Review dated August 16, 2023 for Wal-Mart Addition (Valley Parkway); Memo dated July 06, 2023 to Planning Board from Town Planner concerning Contractors Yard – Douglas Road; Northbridge Assessor's Map Plat 3 showing Castle Hill Estates Subdivision Drainage Easement Area; Proposed Contractor Yard Douglas Road Plans dated May 26, 2023; Letter dated September 08, 2023 to Conservation Commission from CMG Environmental & Engineering Services concerning Douglas Road Contractor Yard; Site Plans for Contractor's Storage Yard at 315 Main Street dated July 03, 2023 and revised September 15, 2023; Letter dated September 15, 2023 to Planning Board from Allen Engineering & Associates regarding Contractor's Storage Facility at 315 Main Street with attachments of Release Deed, Road Commissioners letter dated May 16, 1974 regarding Water Street, Stormwater Management Compliance, and Checklist for Stormwater Report; Letter dated August 04, 2023 to Planning Board from Graves Engineering regarding Contractor's Storage Facility at 315 Main Street; Memo dated September 08, 2023 to Planning Board & Town Planner from Department of Public Works Director regarding Main Street Contractor's Yard; Letter dated August 03, 2023 to Town Planner from Building Inspector regarding Contractor's Yard 315 Main Street; Letter dated August 21, 2023 to Planning & Community Development

Director from Whitinsville Water Company regarding 315 Main Street Review Comments; Memo dated August 08, 2023 to Town Planner from Conservation Agent regarding Commercial Facility 315 Main Street; Memo dated August 03, 2023 to Planning Board & Allen Engineering from Town Planner regarding Contractor's Yard Main Street; Checklist for Site Plan Review dated August 03, 2023 for Contractors Yard (Main Street); Letter dated September 20, 2023 to Town Planner from Building Inspector concerning 1271 Providence Road Milford Federal Bank; Sign plan dated September 13, 2023 from Serrato Signs for Milford Federal Bank; Phasing Plan for the Camelot dated September 25, 2009 and revised through December 08, 2010; Letter dated August 23, 2023 to Planning Board from Outlaw Two LLC regarding request for a bond reduction for Phases 2 and 3 in The Camelot subdivision; Letter dated September 11, 2023 to Planning Board from Graves Engineering concerning The Camelot Phases 2 and 3 Updated Engineer's Opinion Construction Cost Estimates; Letter dated September 20, 2023 to Community Planning & Development from Whitinsville Water Company concerning The Camelot Phases 2 & 3 Subdivision Outstanding Work; Camelot Definitive Subdivision Roadway Layout/House Lots plans; Letter dated September 10, 2023 to Planning Board from Terreno Realty regarding Leonardo Estates Subdivision Update; Letter dated September 18, 2023 to Planning Board from Whitinsville Water Company concerning Winston Woods, Spring Street Extension; Memo dated September 14, 2023 to Board of Selectmen and Town Manager from Town Planner regarding Housing Production Plan Presentation and Vote to Adopt; Planning Board Current Subdivisions spreadsheet; 2023 Planning Board Meeting Schedule.

Other

M. Wilkes attended the Central Massachusetts Regional Planning Commission's regional meeting and explained that this meeting was focused on economic development and developing plans to foster economic development. They are looking to make development more adaptable for communities that are struggling with economic development. Grants may be available to help.

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of Tuesday, September 26, 2023 at or about 8:48PM.

Respectfully submitted,

Approved by the Planning Board: _____

October 10, 2023

Barbara A. Kinney
Barbara A. Kinney
Planning Administrative Assistant

Cc: Town Clerk /File

FROM	DATE	SUBJECT
CMG Engineering	09/21/2023	Proposed Drainage Easement Modification for Douglas Rd Contractor Yard
Graves Engineering	08/31/2023	Site Visit Report The Camelot Phase 4 (Grace Street)
Terreno Realty	09/19/2023	Leonardo Estates 595 Highland St Abutter Screening
Graves Engineering	09/25/2023	315 Main Street Site Plan Review Comments
Allen Engineering	09/25/2023	Email – 315 Main St Response to Graves Review Report (#16)
Graves Engineering	09/25/2023	Walmart 100 Valley Parkway Site Plan Modification Review

ZBA

- Application for Gadoury Homes, LLC for a Variance at 163-173 Border Street to convert the building from six (6) units to twelve (12) units of residential housing.
- Application for Robert and Elaine Zagame Trustees of the Robert G. Zagame, Sr Revocable Trust for a single-family retreat lot on property between 160 and 196 Quaker Street.

Douglas

- Public Hearing Notice – Proposed amendment to the Planning Board Regulations Governing Fees Schedule for all permitting applications, advertisement and abutter mailings.
- Public Hearing Notice – Application of Pyne Sand & Stone Company, Inc. (applicant) and Beaupre Properties, LLC & Poulsey Hill Realty, LLC (owners) for an Earth Removal Permit and a Special Permit for outdoor manufacturing and processing at 93 Cliff Street.
- Public Hearing Notice – Application of David & Jennifer Briggs for a Special Permit for an accessory apartment at 92 Martin Road.

Grafton

- Decision – Approved with Conditions the Special Permit for a Major Business/Office/Industrial Complex at 8 Millennium Drive to construct a 30,000 square foot building with associated site improvements for Valiant Enterprises, LLC.
- Decision – Approved with Conditions the Scenic Road Permit at 61 Wesson Street, Lot 1 to alter the stone wall for a driveway, including tree clearing for Willard House Clock Museum.

Sutton

- Decision – Granted with conditions the Zone A Flood Zone Special Permit for Matthew Kaliszewski at 90 Armsby Road.

Upton

- Decision – Approved a Special Permit to permit development and construction of a Senior Housing Community called "Governor's Landing" with 100 units for Ashland-Chestnut Realty, LLC at 0 Milford Street.
- Public Hearing Notice – Proposed modifications to Section 300-3.1 Table of Principle Uses and Section 300-6.6 Large Scale Ground-Mounted Solar Photovoltaic Installations for the purpose of allowing LGSPI by Special Permit in the AR Zoning District and establish new dimensional requirements and other controls; amend Section 300-3.1 Table of Principle Uses - Uses in the Upton Center Business District by allowing certain uses by-right; and an Amendment to replace "Board of Selectmen" with "Select Board."

Uxbridge

- Public Hearing Notice – Proposed amendment to Zoning Bylaw Section 400-49 Board of Appeals A. Establishment (Article 17).