



NORTHBRIDGE PLANNING BOARD
MINUTES
TUESDAY, November 28, 2023



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

Attendees of the Public: Bill Renaud.

I. CITIZENS FORUM

None

II. FORM A'S

None

III. PROPOSED ZONING AMENDMENT (DRAFT) -DISCUSSION/REVIEW

Planned Residential Commercial/Retail Mixed-Use Overlay District
Providence Road -Assessor Map 14 Parcel 17 & AP 24-21

The layout plan provided (reference to Concept Site Plan Commerce Park Providence Road dated November 13, 2023) is a conceptual plan with encroachment into town property for an access to their conceptual site development. The bulk of the town property will remain as open space. They will also provide access to the ballfields located behind the high school that are hard to reach. Bill Renaud met with the Board of Selectmen and gave a presentation to them. He indicated that the Board of Selectmen was in favor of the project. B. Renaud explained that education to the public on the project is needed and will be provided before the next town meeting. The next step is to work with the Planning Board to generate a petition article for the Spring Annual Town Meeting in which the Planning Board will sponsor an overlay district article. There will also need to be a Board of Selectmen sponsored article to dispose of the town property. All roads will remain private with a Homeowners Association. Water, sewer, school-age children, open space, etc. will need to be addressed. The commercial uses permitted such as a restaurant, doctor's office, etc. will need to be identified and any prohibited uses will need to be identified.

The Planning Board has reviewed the draft overlay district bylaw and will do more research on what other towns have done similarly and pull useful items from them to include in this bylaw. G. Bechtholdt will do more research too and will reformat the draft bylaw presented. The Housing Production Plan has been completed and this property is referenced as part of that plan as suitable for a high-density development because it lies on a main road and will have town water and town sewer. This is an opportunity to address some of the housing needs and open space. An affordable component should be included in the bylaw. The senior housing must be separated out in the bylaw from the affordability component, open space, etc. There are two (2) ways to achieve the goal of affordable housing by either having 25% of rental units consist

of residents earning 80% or less of the area median income or 20% of rental units consist of residents earning 50% or less of the area median income so then all rental units are eligible for inclusion towards the affordable housing minimum. The Planning Board will also look at MGL Chapters 40R and 40S which is the Smart Growth Zoning & Housing Production and Smart Growth School Cost Reimbursement. The concern is with school-age children because State funding will be received as one-time reimbursement to the town. G. Bechtholdt will confirm with the state the details of rentals with children and exactly how it works when it is rented with children then again later without children or rented without children then rented again later with children as it pertains to the one-time funding reimbursement. For the affordable units, the residents would need to qualify and then there would be a lottery for those eligible with first preference given to town residents and those working in town. Then it could be opened up to the rest of those eligible.

There will be milestones in the Conditions of Approval that will need to be met to achieve checks and balances during the build-out. The apartments would be “luxury” apartments and B. Renaud will color code the conceptual plan with yellow for the senior condos, red for the commercial uses, blue for the apartments and green for the open space (for example) to make it easier for everyone to visualize. There will be public discussions and then a public hearing before it goes to town meeting. More research will be done for the next meeting and this discussion was continued to December 12, 2023.

IV. OLD/NEW BUSINESS

a. Approval of Meeting Minutes -November 14, 2023

Upon motion duly made (M. Wilkes) and seconded (M. Baker), the Planning Board voted 4-0 to accept the minutes of November 14, 2023. (B. Rushford had not arrived yet when this vote was taken).

b. 2024 Planning Board Meeting Schedule -Vote to Approve

Upon motion duly made (M. Baker) and seconded (M. Wilkes), the Planning Board voted 5-0 to approve the 2024 Planning Board meeting schedule.

c. Comprehensive Master Plan -MGL Chapter 41 Section 81D

This item of business is a placeholder.

d. 2023 Housing Production Plan -Status of Local Initiatives

The state has issued their approval of the Housing Production Plan.

e. MBTA Communities -MGL Chapter 40A Section 3A

The state has acknowledged receipt of the information.

f. Site Plan/Subdivision Developments -Status

Moon Hill Estates, The Camelot, Mike’s Way, Stone Hill Condos, Leonardo Estates, and Hemlock Estates are all status quo. The Planning Office has reached out to Henault Builders for the contact information for Mike’s Way. Joe Marinella is to provide the Planning Board with construction schedules for The Camelot and Hemlock Estates.

g. Stone Hill Development -Buffer Zone

There are two (2) concerns with abutters to the Stone Hill Condominiums. The first is with the trees that were removed but were to remain as a buffer to the abutters. There have been trees planted abutting Mary

Parenteau (the upper end of Deane Way) to address this concern. The other concern is on the lower end of the project with encroachment into the buffer zone for unit development. Neither abutter has contacted the town with further information/complaints.

h. Planning Board Concerns

None

i. Mail -Review

In addition to the mail listed (see attached), the Planning Board noted receipt of the following communications: Planning Board Agenda dated November 28, 2023; Draft Planning Board Agenda dated December 12, 2023; Citizens Forum Document; Commerce Park Providence Road Conceptual Layout dated November 13, 2023; Sample Picture of Apartment Complex; Draft Badlands Overlay District Document; Letter dated November 17, 2023 to Board of Selectmen from Executive Office of Housing and Livable Communities regarding Housing Production Plan – Approved; Document of Household Size, Income, etc. for discussion purposes only; Draft minutes of November 14, 2023; Draft 2024 Planning Board Meeting Schedule; MGL Part I. Title VII, Chapter 41, Section 81D Master Plan; 2023 Planning Board Meeting Schedule.

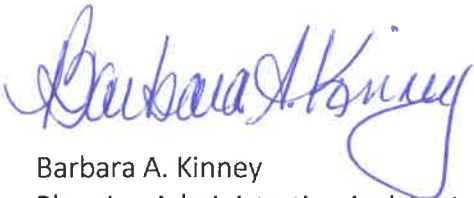
j. Other

None

ADJOURNMENT

Having no additional business, the Planning Board adjourned its meeting of Tuesday, November 28, 2023 at or about 7:55PM.

Respectfully submitted,



Barbara A. Kinney
Planning Administrative Assistant

Approved by the Planning Board:



Cc: Town Clerk /File

November 28, 2023

Planning Board

FROM	DATE	SUBJECT

ZBA

- Public Hearing Notice – Application of John and Kirstie Miersma for a Special Permit for a Modification of a Retreat Lot at 288 Goldthwaite Road. The applicant is proposing to convey 9,111 square feet to Whitinsville Water Company.

Grafton

- Public Hearing Notice – Application of Jose Paul and Rebecca S. Soco for a Special Permit and Site Plan Approval for an accessory apartment at 6 Grist Mill Road.
- Decision – Approved with Conditions the Special Permit for a Wireless Facility Co-location at 43 Estabrook Avenue for Dish Wireless, LLC (Applicant) and Knowlton Farms Nominee Trust, Patricia K. Knowlton (owner).

Sutton

- Decision – Granted Site Plan and Route 146 Overlay District Special Permit to expand the existing development with three (3) additional high speed diesel fueling positions, two (2) additional underground storage tanks, an associated canopy, and related site changes to Drake Petroleum at 27 Worcester Providence Turnpike.
- Public Hearing Notice – Application of 120 Burbank Road, LLC to create three (3) retreat lots and access to Lots 1 and 3 will be via a common driveway at 120 Burbank Road.