



## NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, March 23, 2010



Barbara Gaudette, Chair called the meeting to order at 7:00 PM. Janet Dolber and Edward Palmer were in attendance. Richard Griggs appointed to fill James Vitello's vacancy until the town elections was also in attendance, however before acting on any applications will need to be sworn in by the Town Clerk. R. Gary Bechtholdt II, Town Planner was also present.

### I. CITIZENS FORUM

None

### II. FORM A'S

#### Moon Hill Road -ANR plan (re-endorsement)

Planning Board reviewed ANR plan entitled "Plan of Land in the Towns of Northbridge & Upton, MA" prepared by Blackstone Valley Survey & Engineering, Inc concerning subject property on Moon Hill Road, identified as Assessor Map 29 Parcel(s) 43 & 47.

Mr. Bechtholdt explained to the Board that the Planning Board had issued endorsement in 2008, however as a result of a portion of one of the subject parcels containing land within the Town of Upton, both Planning Boards are required to endorse the plan.

Upon motion duly made and seconded the Planning Board voted (3-0) to GRANT (re)endorse of a previously approved ANR plan for the above noted properties. In providing its endorsement the Planning Board noted should the Registry require a cleaner wet-stamp and signature the Board will re-sign plan without additional action.

#### Hill Street/Hillcrest Road -ANR plan

At the request of the applicant/engineer this matter was tabled.

### III. ASH STREET -STREET ACCEPTANCE

Planning Board reviewed letter dated March 01, 2010 from the Planning office to Equinox Properties Realty Trust concerning the petition article for street acceptance. Mr. Bechtholdt noted that Attorney Henry Lane spoke with him prior to the meeting and explained that this article would be withdrawn or passed over at Town Meeting.

### IV. THE HILLS @ WHITINSVILLE –OPEN SPACE

Review/Discussion

Mark Anderson of Heritage Design Group met with the Planning Board to discuss the proposed conveyance of the open space parcels within the Hills at Whitinsville subdivision. Mr. Anderson indicated that in total the open space parcels contain approximately 127 acres of land.

Mr. Anderson noted the developer is looking to convey the Open Space parcels to the Town. Mr. Palmer suggested that it may be appropriate to convey the Open Space to the Conservation Commission, other Board members agreed.

Ms. Gaudette inquired about open space parcel OS5, noting that when this matter was before the Planning Board before this particular open space lot was not included. Mr. Anderson explained that all the open space parcels would be included.

Ms. Gaudette also indicated a concern of situation where a property owners does not know exactly where the private property ends and where the open space parcels begin, recalling when the Planning Board and Conservation members conducted a site walk some homeowners have encroached on the open space and also noted that a common driveway may also be within the open space.

Mr. Anderson noted that they are aware of the problem, where approximately 6,000 square-feet encroach in the open space. Ms. Gaudette asked if there was a way to correct this and clean it up. Mr. Anderson explained that they can address by swapping some land. The Board noted that they would be agreeable to this if would address the common driveway concern.

Ms. Gaudette also questioned if the access points to the open space lots would have any signage. Mr. Anderson noted that they are willing to install signage similar to those within the Reservoir Heights subdivision. Prior to providing its recommendation Ms. Gaudette inquired about the landscaping along Marston Road. Mr. Anderson explained that the Homeowners Association for the townhouse units are required to maintain the landscaping along the main entrance, stating that it is in their deeds. Mr. Anderson noted that he would provide a copy of the homeowners' association agreement.

The Planning Board upon motion duly made and seconded voted (3-0) to RECOMMEND CONVEYANCE of the Open Space parcels identified as Open Space Lot #1 (AP 15/82); Open Space Lot #2 (AP15/170); Open Space Lot #3 (AP15/169); Open Space Lot #4 (AP15/214); Open Space Lot #5 (AP 15/215); Open Space Lot #6 (AP15/216); and Open Space Lot #7 (AP 15/217) within the Hills at Whitinsville, a Planned Unit Development TO THE NORTHBRIDGE CONSERVATION COMMISSION.

In making said determination the Planning Board noted the following must be addressed prior to formal conveyance: (a.) Open Space Lot #2 shall be revised to address the common driveway issue; (b.) the abandoned vehicle within Open Space Lot #3 shall be removed; and (c.) at the direction of the Conservation Commission identification signage shall be installed at access points to the open space.

### **OLD / NEW BUSINESS**

#### **Minutes –Approval**

Upon motion duly made and seconded the Planning Board voted (3-0) to approve the meeting minutes of February 17, 2010 & March 09, 2010.

#### **Open Space Committee –Planning Board representative**

Upon motion duly made and seconded the Planning Board (re)appointed Barbara Gaudette to serve on the Open Space Committee.

Carpenter Estates –Extension

Attorney Aaron Bikofsky, representing the owner/applicant reviewed with the Planning Board his letter dated March 16, 2010 concerning request to extend the approvals for Carpenter Estates, a 18-lot single family subdivision to be located off Carpenter Road.

The Planning Board upon motion duly made and seconded voted (3-0) to *EXTEND* the date of approval(s) for the above referenced definitive subdivision through *May 2011*, pursuant to Section 222-9 I 2 (i) of the Subdivision Rules & Regulations and the date of Special Permit (Flexible Development) granted for the subdivision development.

In making said determination the Planning Board noted that additional extension requests may not be favorably considered by the Planning Board, particularly if amendments are made to the Subdivision Rules & Regulations.

Petition Article(s) –Schedule review(s)/ Recommendations

Planning Board was provided copy of the petition articles received (Ash Street extension and Erica Drive & Heather Hill). Board members noted that they have been working with the developer and his attorney concerning the Erica Drive and Heather Hill street acceptance article.

Zoning Article(s) –Scheduled public hearing

Planning Board reviewed memorandum dated March 02, 2010 from the Planning office and the proposed draft as discussed at the March 9<sup>th</sup> meeting. Mr. Bechtholdt noted that the public hearing is scheduled for Tuesday, April 13, 2010 (7:05PM). The Planning Board reviewed with the Town Planner the text of the zoning amendment article for Agri-tourism Farm as described below:

1. ADD within Section 173-2 [Definitions]

AGRI-TOURISM FARM - - An agricultural based operation or activity that brings visitors to a working farm of a minimum of 15 acres for recreation, entertainment or educational purposes. Activities may include hay rides; petting zoo; destination mazes; tours; workshop; seminars; picnicking; and children play areas. Activities shall not include camping; hunting; apparatus typically associated with amusement parks; or operation of motorized go-carts or bikes (exclusive of hay and tractor rides).

2. ADD within Section 173-12 [Table of Use Regulations]

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	I-1	I-2	H
Retail and Services:												
Agri-Tourism Farm	P	P	P	P	P	P	P	P	P	-	-	-

Housing Production Plan –Scheduling of meeting

Mr. Bechtholdt informed the Planning Board that the first meeting of the local housing committee is scheduled for April 27<sup>th</sup> at 6PM.

43D Expedited Permitting Initiatives –Status

Mr. Bechtholdt indicated with the assistance of Jeanne Gniadek from the office of the Board of Health that the permitting guidebook is near completion. The Guidebook is designed to facilitate that permitting process for developers, business owners and homeowners within the Town of Northbridge. The Guidebook provides a summary of various staff persons, departments and boards involved in the permitting process.

Mail

In addition to the mail received (listing attached) the Board briefly review the following communications: Planning memorandum dated February 23, 2010 regarding unaccepted subdivision roadways; copy of letter dated march 01, 2010 to Blackstone-Chicago concerning Castle Hill Estates; Planning memorandum dated March 16, 2010 to Tim Gordon, Shining Rock Golf concerning stormwater runoff; letter dated March 15, 2010 to Tunison Smith concerning Shining Rock Golf clubhouse and maintenance building; Planning memorandum dated March 15, 2010 to Norwood Cooperative Bank concerning Shining Rock Golf roadways; copy of DPW memo dated February 22, 2010 concerning offsite improvement requirements; copy of Planning letter dated March 10, 2010 to the Town Clerk regarding the Planning Board's reorganization; and copy of Planning letter to Board of Selectmen concerning the Planning Board's support of appointing Richard Griggs.

Adjournment

Have no additional business the Planning Board adjourned its meeting of Tuesday, March 23, 2010 at or about 8:15 PM.

Respectfully submitted,

R. Gary Bechtholdt II  
Town Planner

Cc: Town Clerk