



NORTHBRIDGE PLANNING BOARD MINUTES

Monday, May 22, 2012



Janet Dolber, Chair called the meeting to order at 7:00 PM. Barbara Gaudette, Richard Griggs and were in attendance. Edward Palmer was absent. R. Gary Bechtholdt II, Town Planner was also present. Note: Bret Simas, newly elected member will be sworn-in by the Town Clerk for the June 12, 2012 meeting.

The following members of the public were in attendance: Trish Settles (CMRPC); Normand Gamache (Guerriere & Halnon, Inc); Nancy Cross; & Richard Trumbey

I. PLANNING BOARD REORGANIZATION

Due to the absence of Edward Palmer and newly elected member Bret Simas this matter was tabled to the next meeting scheduled for Tuesday, June 12, 2012.

II. CITIZEN FORUM

None

III. FORM A'S

None

IV. BLACKSTONE VALLEY PRIORITIZATION PROJECTS –PUBLIC WORKSHOP

Priority Preservation Areas / Priority Development Areas / Infrastructure Needs

Trish Settles of CMRPC provided an overview on the Blackstone Valley Prioritization Project, a regional initiative to define and identify priority protection areas, priority development areas, and significant priority transportation improvements. Nancy Cross (resident) asked how this initiative can tie in with the possible National Parks designation and suggested though and consideration should be taken when evaluating streets; expressing concerns of truck routes and suggesting redirecting traffic to more appropriate roadways. Attendees reviewed map of town and indentified areas for priority protection, development and infrastructure improvements. Ms. Settles noted results of the workshop will be presented as part of a regional forum later next month.

V. DELWYN BARNES DRIVE -PUBLIC HEARING

Final Bond Release

Planning Board waived the reading of the hearing notice. Normand Gamache of Guerriere & Halnon, Inc representing F&D Central Realty Corporation of Milford, MA reviewed with the Planning Board the status of Delwyn Barnes Drive, noting the single access residential subdivision roadway terminating in a cul-de-sac was accepted as a public way at the 2011 Fall Annual Town Meeting. Mr. Bechtholdt indicated according to Treasurer and Accounting records the performance surety held with the town is currently ±\$15,000.00. At the request of the developer the Planning Board is asked to release the performance guaranty and issue a certificate of completion and release of municipal interest [Form O].

Upon motion duly made (Gaudette) and seconded (Griggs) the Planning Board voted (3-0) to release the performance guarantee for Delwyn Barnes Estates.

In making said determination the Planning Board shall issue a Certificate of Completion and Release of Municipal Interest [Form O] to F & D Central Realty Corporation, Inc of Milford, MA.

OLD/NEW BUSINESS

Approval of Meeting Minutes- May 08, 2012

Upon motion duly made (Griggs) and seconded (Gaudette) the Planning Board voted (3-0) to approve the meeting minutes of May 08, 2012.

Roadmap to Mill Redevelopment Seminar –Thursday, June 12th (9:00 AM –Whitin Mill, Douglas Rd)
Point of information –no discussion

43D –Expedited Permitting (TAG) –Update/Municipal Website

Mr. Bechtholdt informed the Planning Board that the town has contracted with Virtual Town Hall & Schools of Maynard, MA for web design and development of the town's website. Mr. Bechtholdt noted, a portion of the funds to cover cost will be from the remaining 43D Technical Assistance Grant (\$5,065.00).

Planning Board Vacancy –Update

Board members wished to congratulate Brett Simas on his election to the Planning Board; and will do so at its next meeting scheduled for Tuesday, June 12, 2012.

Camelot Subdivision –Update

Mr. Bechtholdt noted that the Sewer Department and the Planning Board's consulting engineer, JH Engineering Group, LLC may still be awaiting receipt of necessary shop drawings and specification for the proposed sewer pump station. Mr. Bechtholdt indicated that he would contact the Sewer Superintendent to arrange for a follow-up meeting if needed. Additionally, Mr. Bechtholdt informed the Planning Board that it was his understanding residents on Rumonoski Drive, abutters to the sewer line easement (access/utility easement) have made arrangements to meet with JF Marinella Development concerning the planned sewer line installation.

Subdivision Status Reports –Update

Mr. Bechtholdt explained to the Planning Board that notices went out to all developers of residential developments; including Pine Knoll, Marston Heights & Linwood Mill Lofts (in addition to subdivision developments) requesting they provide the Planning Board with a detailed status report and updated construction schedule for their individual projects. Mr. Bechtholdt suggested the Planning Board can review the status reports at its meeting of June 12, 2012.

Linwood Mill Loft –Update

Board acknowledged receipt of Building Inspectors letter dated May 16, 2012 and letter dated May 14, 2012 from Heritage Design Group concerning drainage certification. Mr. Bechtholdt indicated that he

will be meeting with EA Fish Development to discuss/review the status of the project and suggested there may be issues onsite which may require the Board to make determinations on; such as, rather than constructing a walkway along the front of the mill the paved area has a lane painted for pedestrians. Mr. Bechtholdt suggested Board members visit the site on their own before June 12, 2012, at which time the Board may review the status of the project with the developer.

2012 CEDS –Update

Mr. Bechtholdt explained the he is currently working with the regional planning office (CMRPC) on updating this years CEDS –Comprehensive Economic Development Strategy. Mr. Bechtholdt indicated in addition to including 2040 Providence Road (formerly Northbridge Auto) will include the Priority Development Sites (PDS) on Main Street, as well as the Linwood Mill, the Church Street Extension property and the Shops. Mr. Bechtholdt also noted that he may submit nomination for priority project specific to the sewer extension with Sutton.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: CMRPC notice concerning Blackstone Valley Prioritization Project; email communication from Vera Kalias (CMRPC) received May 10, 2012 concerning Blackstone Valley Prioritization Project workshop; map of Northbridge; public hearing notice for Delwyn Barnes Estates; D&B Estates account history; draft meeting minutes for May 08, 2012; (flyer) Roadmap to Mill Redevelopment Seminar (June 12, 2012 –Whitin Mill); letter dated May 16, 2012 from Inspector of Buildings concerning Linwood Mill; (copy of) letter dated May 09, 2012 to Town Clerk from Community Planning & Development concerning Planning Board vote to engage the services of JH Engineering Group, LLC to perform consulting services specific to Ashton Place; (copy of) Certificate of Approval dated April 26, 2012 for Northbridge Department of Public Works site plan; (copy of) Janet Dolber's disclosure form submitted to the Office of the Town Clerk; letter dated May 04, 2012 from MassDevelopment concerning Whitinsville Christian School; (flyer) Rally for the Valley (June 01, 2012 – River Bend Farm/Uxbridge); Town of Grafton legal notice concerning proposed solar farm; Community Planning & Development memorandum dated May 21, 2012 regarding subdivision/residential development status report requests; and letter dated May 14, 2012 from Heritage Design Group concerning Linwood Mill drainage certification.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Monday, May 22, 2012 at or about 8:35 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk