



NORTHBRIDGE PLANNING BOARD MINUTES

Monday, July 10, 2012



Barbara Gaudette, Chair called the meeting to order at 7:00 PM. Janet Dolber, Richard Griggs, Edward Palmer and Brett Simas were all in attendance. R. Gary Bechtholdt II, Town Planner was also present.

The following members of the public were in attendance: Ross Smith; Nancy Smith; Normand Gamache (Guerriere & Halnon, Inc); Ken Guerton; Jodie Rose; Rob Rose; Priscilla Koopman; Rita Dane; Richard Dane; Summer Rose-Trotter; Stephen Murphy; Katherine Brochu; Michael Weaver (Guerriere & Halnon, Inc); Mickey Minichello; Milton Patnode; Cindy Key; Viola Bramel (Park Ranger –West Hill Dam/US Army Corps of Engineers); Frank Marinella (J&F Marinella Dev); Joe Marinella (J&F Marinella Dev); and George Murray.

I. CITIZEN FORUM

Michael Weaver, PE for Guerriere & Halnon, Inc informed the Planning Board of special permit application filing for common driveway –Mendon Road. Mr. Bechtholdt noted receipt of same; arrangements shall be made for the Planning Board to consider application at its meeting of Tuesday, August 28, 2012 (7:05 PM).

II. FORM A'S

WEST HILL ROAD [05-FA-2012]

ANR plan –Review/Decision

Normand Gamache, Land Surveyor for Guerriere & Halnon, Inc reviewed with the Planning Board ANR plan entitled “Plan of Land” in Northbridge & Uxbridge Massachusetts dated June 27, 2012 (& revised July 10, 2012) for subject property located off West Hill Road/Quaker Street. Mr. Gamache explained West Hill Road predates Subdivision Control in Northbridge (2c of the ANR application), in 1963 portion of road was abandoned as part of a Roads to be Abandoned and Flowage Rights initiative with the Department of the Army Office of Engineers New England Division (approximately 500-feet from Quaker Street). Mr. Gamache noted there are two existing homes on the remaining public way; his client Ross Smith has an option to purchase the next frontage lot along the abandoned portion of West Hill Road for a house lot. Mr. Gamache had previously provided the Planning Board with plan dated May 1960 entitled West Hill Dam; plan from 1963 entitled Roads to be Abandoned and Road Flowage Rights to be granted by the Town of Northbridge; plan (sheet 4 of 4) entitled Boundary Survey West Hill Dam dated November 1976. Mr. Gamache informed the Board when the portion of West Hill Road was abandoned the rights reverted to property owners along the roadway.

Mr. Gamache explained to the Board the proposed frontage lot has in excess of 600-feet of frontage (22-feet along the un-abandoned portion of West Hill Road and 615-feet along the private way); noting in order to qualify for an ANR endorsement, as described in the Planning memorandum dated July 09, 2012, three standards must be met (1.) a public way, a subdivision road or a way in existence prior to subdivision control law; (2.) lot must meet minimum frontage requirements (200-feet for Northbridge Residential –1); and (3.) Planning Board’s determination that vital access to lot exists.

Mr. Gamache explained in the 1960's the Army Corps took easements and in some instances land for flowage easements (269' elevation). Access to the lot will be via a driveway from West Hill Road, have in excess of 20' to 30' width from the 269' elevation. Ms. Dobler asked about potential access from Quaker Street; Mr. Gamache indicated lot may qualify as access for retreat lot (special permit) however may not be permitted due to the presence of easements on the property.

Mr. Bechtholdt asked Mr. Gamache to review with the Board and abutters in attendance the Assessors' map discrepancy; Mr. Gamache explained while referencing a May 1960 plan which shows parcels taken in fee (land) or easement (segment 1 plan); a flowage easement was recorded for the subject property not the fee. Viola Bramel (Park Ranger –West Hill Dam/US Army Corps of Engineers) explained the significance of the 269' elevation and what restrictions exist.

Jodie Rose explained to the Board the area has flooded up to the 269' elevation and expressed concern with the Assessors information being a mistake; has been inquiring about land which she was told has no access from West Hill Road. Robert Rose, direct abutter to the proposed lot noted he bought property in 1976; the town, real estate realtors and others told him no one could build near the house we purchased. Mr. Rose shared concerns of flooding and how after living there for some 36-years someone can find plans that now show a lot can be developed. Mr. Rose added has seen surveyors on his property and others taking pictures of his home. Mr. Palmer suggested unfortunately realtors may say anything to get a property sold. Ms. Rose questioned the accuracy of the new plan presented to the Board and stated we have been told by the town that no one could build on that property.

Mr. Gamache explained Assessors are not surveyors, Registered Land Surveyors (RLS) are licensed by the state; RLS need to research Registry of Deeds, historical documents, etc. Our research shows what land was taken (fee) and what are easements. The Army Corps of Engineers have recorded documentation which we researched and reviewed with Merl Bassett, Project Manager (US Army Corps of Engineers) for the West Hill Dam area, providing copies of the proposed plan; noting he was very satisfied with our plan and agreed with the contour lines (elevations). The land is currently owned by Ted Koopman, who is looking to sell based upon information only one lot can be built on the 28 acre property as the remaining land is within the flowage easement.

Mr. Gamache explained abandonment of road (West Hill Road and Rice City Road) and its results, reference is made to letter dated July 10, 2012 from Guerriere & Halnon, Inc. Mr. Gamache added, the proposed driveway will be outside of the 269' elevation.

Mr. Rose indicated that the gate at West Hill Road (access to West Hill park area) was once at the end of his driveway, however moved some time ago. Katherine Brochu expressed similar concerns with relocation of gate. Mr. Simas suggested the placement of the gate may not have any bearing on location of property lines; most likely not surveyed before placing them. Ms. Bramel explained the gates were moved in 1989 likely to a defined monument marker.

Mr. Rose and Jodie Rose disagreed with the surveying of the property; Mr. Palmer suggested they provide copy of their Deed to Mr. Gamache; suggesting he may be able to explain it to them. Mr. Gamache indicated that he has already reviewed Deeds, noting as part of preparing the ANR plan researched all Deeds of abutting properties, and noted that the Roses have two Deeds for their

property. Ms. Dobler asked if the Planning Board could get a copy of the Deed specific to the Army Corps takings; Mr. Gamache agreed.

Mr. Rose mentioned he has heard possibility of an alpaca farm, solar farm, etc. Ms. Gaudette suggested alpacas would be fine neighbors; Jodie Rose disagreed noting their horses would not like that. Ms. Gaudette explained the applicant is looking to create one single-family house lot. Mr. Griggs sensed what is proposed is in order and meets ANR standards. Mr. Palmer indicated that he too was fine with the proposed plan.

Ms. Rose indicated she spoke with an attorney who informed her that an ANR plan is way to circumvent the laws. Ms. Gaudette disagreed noting she has never heard that before; Board members concurred. Mr. Bechtholdt noted ANRs may be unique to Massachusetts and assured Ms. Rose that an ANR (Approval-Not-Required) is a valid application and MGL provision.

Summer Rose-Trotter expressed concerns with the surveying conducted and what the plan is showing. Mr. Rose expressed similar concerns suggesting his attorney have an opportunity to review before the Planning Board makes a determination. Ms. Rose added they are very private people and would not have bought property 25-years ago; concerned driveway will be right next to theirs.

Mr. Palmer suggested the Board could continue the review to its next meeting. Mr. Bechtholdt agreed, the Board could continue and still satisfy the 21-day decision period, however asked what additional information the Board would require of the applicant to make a decision.

Ms. Rose explained she was not sure how the Planning Board could review all the information in one night and take a vote. Ms. Gaudette explained she reviewed the application with the Town Planner, the Surveyor and Viola Bramel (Park Ranger –West Hill Dam/US Army Corps of Engineers) earlier; noting she has no further concerns with the proposed plan.

Upon motion duly made (Palmer) and seconded (Griggs) the Planning Board voted (5-0) to GRANT an ANR endorsement for one (1) single-family house lot on West Hill Road as shown on the ANR plan.

Board members thanked Mr. Gamache. Ms. Rose interrupted expressing her displeasure, stating it's unconscionable that the Planning Board can act on this; noting it's a sad day. Ms. Gaudette advised Ms. Rose that the Planning Board had other matters on the agenda to address.

Reference is made to Community Planning & Development memorandum dated July 09, 2012 and Guerriere & Halnon, Inc letter(s) dated June 14, 2012 and July 10, 2012.

III. ASHTON PLACE, RESIDENTIAL DEVELOPMENT –CONT. PUBLIC HEARING §173-49.1 [Site Plan Review]

Michael Weaver, PE for Guerriere & Halnon, Inc reviewed with the Planning Board (draft) Conditions of Approval prepared by the Town Planner, specifically #7 concerning Department of Public Works.

(draft) Condition #7 reads as follows: As described in email communication(s) referenced herein from James Shuris, Director of Public Works the Owner/Applicant shall be required to perform the following:

- Inspection of the service lines/tie-ins to the existing sewer main and address any I&I issues, root damage, cracks, separations, etc;
- Provide Department of Public Works, Conservation Commission, Planning Board, and Building Department with Operation & Maintenance Plan specific to the day-to-day preventative maintenance measures to avoid build-up of debris within the vicinity of existing culvert and trash-rack; and
- Provide an outlet structure/etc. to prevent blockage, onsite storage and/or other means to mitigate drainage issues to public right-of-way/systems

Mr. Weaver advised the Board that the applicant has agreed to inspect service lines and address any issues (first bullet item). Mr. Weaver then explained a structure (trash-rack) already exists, in working with the Conservation Commission they applicant has agreed to remove foreign materials such as tires and construction debris from the wetland area, suggesting the third bullet item has already been addressed.

In regards to the second bullet item, concerning ongoing maintenance Mr. Weaver informed the Board the Applicant will not accept responsibility for the upgrade and maintenance of the culvert at Providence Road; again noting there is an existing trash-rack at this location that was not installed by the owner of the property, the culvert is part of the street drainage and therefore should be maintained by the town. Applicant will provide the town with an Access & Utility Easement around the existing culvert inlet/trash rack for the purpose of maintaining the culvert inlet; the easement will extend to Upton Street.

Planning Board members agreed. Having no additional questions the Board closed its public hearing. Mr. Bechtholdt informed the Planning Board a Special Permit for proposed use (multi-family) was issued by the Zoning Board. Mr. Weaver also mentioned the Conservation Commission was to complete its review of same at its next meeting.

Upon motion duly made (Griggs) and seconded (Palmer) voted 5-0 to APPROVE WITH CONDITIONS site (re)development plan for 2356 Providence Road (formerly Northbridge Nursing Home) to include 23-unit residential apartment units with the following conditions:

1. *Owner/Applicant shall comply with all applicable laws, bylaws, rules, regulations, and codes and obtain all the necessary permits and approvals; including but not limited to blasting, water/sewer, street excavation, and/or access to public-way (curb cut), if so required.*
2. *Planning Board site plan approval shall be subject to conditions imposed by the Northbridge Fire Department.*
3. *Planning Board site plan approval shall be subject to the conditions imposed by the Northbridge Safety Committee.*
4. *Planning Board site plan approval shall be subject to the conditions imposed by the Order of Conditions issued Northbridge Conservation Commission for the structure(s), parking areas, drainage and other associated site improvements.*

5. *Planning Board site plan approval shall be subject to the conditions imposed by the Whitinsville Water Company. Reference is made to email communication received June 05, 2012; noted herein. Planning Board site plan approval shall be subject to the Northbridge Department of Public Works. Reference is made to email communication(s) received June 08, 2012 & June 21, 2012.*
6. *As described in email communication referenced herein from Randy Swigor, Whitinsville Water Company the Owner/Applicant shall be required to perform the following: Install a separate domestic water service with shut off, design of which will need prior approval from the Whitinsville Water Company and the Town; Provide written verification (property deed) that portion of the existing combined fire and domestic service located on private property is under the ownership of the property owner; Provide written easement to allow access to the Whitinsville Water Company and Town personnel to access newly installed domestic shut off valve located on private property; Install new water meter that complies with the Whitinsville Water Company and Town requirements; Replace existing backflow prevention device on fire sprinkler system with device approved by the Whitinsville Water Company and Town; Submit plumbing plans to Whitinsville Water Company and Town, as well as have plumbing inspected to insure all plumbing cross-connections have proper backflow prevention device installed and recorded; and Install a valve on the existing fire service line as may be required by the Northbridge Fire Department*
7. *As described in email communication(s) referenced herein from James Shuris, Director of Public Works the Owner/Applicant shall be required to perform the following: Inspection of the service lines/tie-ins to the existing sewer main and address any I&I issues, root damage, cracks, separations, etc*
8. *Owner/Applicant shall provide an Access/Utility/Drainage Easement (minimum of 10-feet) for the existing culvert and trash-rack.*
9. *Planning Board Site plan approval is subject to conditions, if any imposed by the Zoning Board through the issuance of Special Permit for proposed use (multi-family dwelling).*
10. *A copy of this Certificate of Approval, endorsed Site Development Plan and Conservation Commission Orders of Conditions shall be maintained onsite during construction. The Planning Board and/or its designee shall be permitted to access the project site for the duration of the project.*
11. *Any alteration(s) from this certificate of approval shall require a written description of the proposed modifications submitted to the Planning Board for review. A significant alteration deemed by the Planning Board shall require the filing of a new site plan review.*
12. *Changes to the site development plan either prior to or during construction shall be administered through the Planning Board in accordance with Section 173-49.1 H of the Northbridge Zoning By-Laws.*
13. *Site development plan shall be revised and prepared for Planning Board endorsement addressing the following: Provide Planning Board signature block; Reference to Planning Board Certificate of Approval; Reference to Conservation Commission Orders of Conditions; Comments raised by the Whitinsville Water Company; Comments noted in Site Plan Review Checklist; and Comments raised by JH Engineering Group, LLC, the Planning Board's consulting engineer*
14. *Review & Inspection Account specific to the site development shall be established. An initial deposit of \$750.00 shall be provided prior to the issuance of a building permit. The*

owner/applicant shall be responsible for satisfying payment of the Planning Board's engineering through the duration of the project completion.

- 15. Outstanding invoices for services rendered by JH Engineering Group, LLC shall be satisfied prior to the issuance of building permit. Prior to the issuance of occupancy invoicing for services rendered by JH Engineering Group, LLC (inspections) shall be paid in full by the Owner/Applicant. Remaining funds, if any shall be returned to the Applicant.*
- 16. Prior to issuance of building permit the Applicant/Engineer shall submit the following to the Planning Board: five (5) complete prints of the endorsed Site Development Plan, two (2) fifty-percent (50%) reduced prints and one (1) electronic copy.*
- 17. Any 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 onto adjacent properties and to limit the amount of light trespass onto the abutting properties.*
- 18. Erosion control measures to prevent siltation onto wetlands, neighboring properties and roadways during construction shall be implemented. The erosion control plan and documentation submitted shall be implemented and followed during construction. During construction, if these plans are found to be inadequate by the Planning Board or its designee, a new erosion control plan shall be submitted to the Board for review and approval. In the event that erosion and sedimentation problems arise during construction, the Planning Board may require that all work cease until measures necessary to ensure prevention are implemented.*
- 19. Prior to Issuance of occupancy the Applicant's Engineer shall provide the Planning Board written certification/verification that drainage system has been constructed as approved and working as designed.*
- 20. Prior to the issuance of a Certificate of Occupancy all conditions of approval noted herein and improvements described in the site development plans shall be satisfied.*

Based on its finding the Board also waived the Development Impact Assessment, Section 173-49.1 E (2) of the Northbridge Zoning By-Laws.

IV. OSTERMAN PROPANE FACILITY –PUBLIC MEETING

§173-49.1 [Site Plan Review] /Modification

Mr. Bechtholdt informed the Planning Board and abutters in attendance that he is in receipt of an email communication from Mark Anderson of Heritage Design Group requesting a continuance from tonight's meeting. Mr. Bechtholdt suggested that the Planning Board allow him to explain to the abutters what is proposed (modification) and advised the Planning Board that they should at this time make a formal determination whether or not the proposed modification is to be considered minor or a significant alteration which shall require the filing of a new site plan review.

Mr. Bechtholdt explained, proposed site plan modification for Osterman Propane, LLC would (1) increase the approved square-footage (maintenance building) from 12,000 SF to 12,500 square-foot; (2) located building 10-feet closer to Church Street; (3) revise interior traffic circulation; (4) alter building elevation (slab grade); (5) modify stormwater management systems; and (6) other associated site improvements. A copy of the same has been filed with the Conservation Commission and forwarded to various town departments for review and comment. Board members deemed proposed

a significant alteration requiring a new site plan filing. Mr. Bechtholdt agreed noting he advised the Applicant/Engineer of same earlier and sent notice to abutters as would be required.

Upon motion duly made and seconded the Planning Board voted (5-0) to CONTINUE the site plan review to Tuesday, July 24, 2012 at 7:05 PM at the request of the Applicant/Engineer.

OLD/NEW BUSINESS

Approval of Meeting Minutes- June 12, 2012 and June 09, 2009 & June 23, 2009

Upon motion duly made (Griggs) and seconded (Dolber) the Planning Board voted (5-0) to approve meeting minutes of June 12, 2012. Upon motion duly made (Palmer) and seconded (Dolber) the Planning Board voted (3-0-2 [Griggs & Simas abstained]) to approve meeting minutes of June 09, 2009. Upon motion duly made (Palmer) and seconded (Dolber) the Planning Board voted (3-0-2 [Griggs & Simas abstained]) to approve meeting minutes of June 23, 2009.

Preservation Massachusetts -2012 Most Endangered Historic Resources/Nominations due Aug 3

Mr. Bechtholdt asked if the Planning Board considered nominating the Oakhurst property for the 2012 Most Endangered Historic Resources, reminding them in 2007 the Castle Hill property was listed. Mr. Bechtholdt mentioned the deadline to submit nominations was August 3rd and he would need to contact the owner, however was not sure how best to do so. Planning Board members agreed, given the fact the historic property it is currently for sale may help market property for someone looking to preserve it.

Office of Attorney General –Zoning Approvals/Special Town Meeting

Mr. Bechtholdt informed the Planning Board that the Attorney General has approved and certified the zoning amendment articles approved at the Special Town Meeting (Heritage Zoning District).

Blackstone Valley Prioritization Project –Regional Forum Update/Review

Mr. Bechtholdt updated the Planning Board on the recent Blackstone Valley Prioritization Project workshop (with CMRPC) held on Tuesday, June 26, 2012 at Blackstone Valley Regional Vocational Technical High School, noting the session was well attended with approximately 30 to 40 people attending. Mr. Bechtholdt should the Board a couple of the maps reviewed, noting participants identified areas of development, preservation and needed infrastructure improvements. Mr. Bechtholdt will continue to work with CMRPC in the upcoming months and will provide the Planning Board with its results.

Master Plan/Open Space & Recreation Plan Update –Review/Discussion

Mr. Bechtholdt suggested efforts should be (re)focused first on updating the town's Open Space & Recreational Plan, noting components will then be included in the Master Plan update. Ms. Gaudette and other Board members agreed.

Zoning Overlay District(s) Map –Update/Scheduling of Public Hearing

Mr. Bechtholdt explained the Planning Board will be asked at its next meeting to sponsor zoning amendment (Zoning Overlay Districts Map) for the Fall Annual Town Meeting, arrangements will then

be made for the Board to conduct its required public hearing on August 28th, which should allow sufficient time for the Board to provide its recommendation for the town booklet.

Osterman Propane Facility –Request for Site Plan (minor) Modification

See discussion/review above.

Federal Brownfields Program -2040 Providence Road /Update

Mr. Bechtholdt informed the Planning Board that Fuss & O’Neil recently concluded its field work and has a draft report. Mr. Bechtholdt shared with Board email communication from Daniel LaFrance, Environmental Engineer for Fuss & O’Neil, Inc received June 25, 2012.

Camelot Subdivision –Performance Bond/Lot Release Request

Frank and Joe Marinella (J&F Marinella Development) met with the Planning Board to discuss the status of the Camelot subdivision and to request lot release for Phase IA. Frank Marinella informed the Planning Board that he provided the Planning office with a check in the amount of \$210,000.00 which covers the cost of the remaining work for Phase IA –Camelot.

Mr. Bechtholdt reminded the Planning Board that a previous amount of \$100,000.00 had been deposited in a performance bond account for the Camelot subdivision; the \$310,000.00 (cash bond) would satisfy the remaining roadway improvements as estimated by JH Engineering Group, the Planning Board’s consulting engineering (JH Engineering Group report dated June 22, 2012). Mr. Bechtholdt added however this sum of money does not cover the estimated cost of construction for the sewer pump station or force main (another +\$250,000.00), reminding the Board and the Marinellas that these improvements must be completed prior to lot release.

Frank Marinella insisted when the Planning Board last met it was agreed to allow for the issuance of building permits before granting lot release and to withhold occupancy until the sewer pump station and force main were completed; agreed to do all work or post a bond for remaining work, which we have done by putting up the \$310,000.00 to secure the roadway and to get the lots released. Mr. Bechtholdt clarified that the check for \$210,000.00 submitted to the Planning office has not been deposited; the Planning Board has not voted on the bond amount or the lot release, depositing the funds prior to such action would not advance efforts to get release from the Covenant; and shall wait until a vote is taken by the Board.

Ms. Gaudette questioned what is being asked; Frank replied lot release. Ms. Gaudette noted concerns with the sewer installation and other conditions of approval that may have not been satisfied. Mr. Bechtholdt reviewed conditions of approval –prior to lot release; noting the Board did allow for building permits prior to lot release however the sewer needs to be done.

George Murray recalled the Planning Board did permit the issuance of building permits and reminded the Board about the extended delays from the town (DPW –Sewer) on the selection of the pump; this has thankfully been resolved and the Marinellas are looking to catch up; without the go ahead from the Sewer Department we were dead in the water, could not order the wet/dry well or the pumps; this delay was unnecessary and should not have taken 2-plus years to pick a pump. The Marinellas know they will not be able to get occupancies for any of the homes and they will not be able to sell (close on

the lots) houses. Joe Marinella indicated the structures are in the ground, blasting is done for the most part; installation of the force main will not take long and should be completed by August 30th. The wet/dry well is done.

Ms. Gaudette stated conditions of approval are requirements that need to be satisfied; the Planning Board has the responsibility to protect the town and future property owners. Mr. Palmer reminded the Marinellas on one the conditions of approval: Prior to lot release maintenance contribution for pump station shall be provided. Such contribution shall be based on full build-out of the project and as provided for in the Northbridge Subdivision Rules and Regulations; and also noted that he reviewed the updated construction schedule where the street sign was to be installed by none, this too has not been done. Ms. Dobler thought the Planning Board agreed to work with the developer because of the delays with the pump selection and understood restrictions on occupancy. Mr. Griggs agreed with Ms. Dobler.

Mr. Bechtholdt expressed concerns with the Planning Board granting lot release without requiring the sewer pump station and force main to be complete. Mr. Murray stated concerns with future homeowners and pending sales is on the developer not on this Board; the Marinellas may have closing that will be held-up if the sewer is not completed; it will be on them not the town if everything is not done accordingly. If occupancies are held up because the Planning Board will not sign-off, then that too is on the developer no one should blame this Board; the Marinellas know the sewer needs to be done before.

After some additional discussion concerning the construction schedule and timing of the sewer pump station and force main a motion was made to release the lots within Phase IA –Camelot. Mr. Bechtholdt advised the Board if they are to vote to release the lots then they should first vote to set the performance bond which should include the sewer work. Mr. Bechtholdt noted providing a cash bond (surety) is preferred to other options afforded to the developer under MGL.

Upon motion duly made (Dobler) and seconded (Griggs) the Planning Board voted 4-1 [Palmer voting not in favor] to establish a performance bond in the amount of \$310,000.00 for Phase IA –Camelot for roadway, sanitary sewer and other required improvements.

Upon motion duly made (Dobler) and seconded (Griggs) the Planning Board voted 4-1 [Palmer voting not in favor] to release lots within Phase IA –Camelot; specifically Lot(s) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 60, 61, 62, 63, 64, & 65.

August 14, 2012 –Vote to Cancel Planning Board Meeting

Mr. Bechtholdt informed the Board that he would be out of the office the week of August 13th and asked if the Planning Board wanted to postpone its meeting of August 14th to August 21st. Upon motion duly made (Palmer) and seconded (Dobler) the Planning Board voted (5-0) to CANCEL its meeting scheduled for Tuesday, August 14, 2012. The next meeting of the Planning Board shall be Tuesday, August 28, 2012.

43D Expedited Permitting Initiatives –Update/Status

Mr. Bechtholdt informed the Planning Board that the 43D Expedited Permitting Technical Assistance Grant awarded to Northbridge has now been expended (total of \$99,900.00 –in November 2008). Mr. Bechtholdt noted with the approval of the West Side Connector Road (Northbridge/Sutton/Douglas) and the contract services with Virtual Town Hall (webpage update) this grant account will be closed.

2012 Fall Annual Town Meeting –October 23, 2012

Point of information –no discussion.

Subdivision Status Reports –Update/Review

Planning Board received copy of memorandum from Barbara Kinney, Conservation Commission/Planning Board secretary dated June 25, 2012 regarding requested subdivision status reports. Board members received copy of email from John Engdahl (Pulte Homes) dated June 14, 2012 concerning location of community mailbox. Board members also received copies of email(s) from John Galvani (Norwood bank) dated June 13, 2012 concerning remaining street trees, dated June 07, 2012 from John Crowley (Norwood Bank) concerning undeveloped corner lot and paving of intersection.

FATM –Warrant Closes (August 24, 2012)

Point of information –no discussion.

Castle Hill Estates Open Space –Review

Mr. Bechtholdt advised the Board that he has not had the occasion to contact Henry Lane, Blackstone-Chicago regarding a site walk of the open space.

Municipal Website –Update/Status

See 43D Expedited Permitting Initiatives discussion above.

Linwood Mill Lofts –Update/Status

Mr. Bechtholdt informed the Board that DHCD –Department of Housing & Community Development has added the housing units within the Linwood Mill development (75-units) to Northbridge's Subsidized Housing Inventory (SHI) which is now 7.44%. A copy of DHCD letter dated June 12, 2012 regarding the SHI was provided to the Planning Board, along with a listing of Northbridge's inventory. Planning Board also received copies of the following EA Fish Development letter dated June 22, 2012 to the Northbridge Housing Authority; Inspector of Buildings letter dated June 21, 2012 to the Northbridge Housing Authority; Northbridge Housing Authority letter(s) dated May 03, 2012 and June 14, 2012 to EA Fish Development; and Northbridge Housing Authority letter dated June 14, 2012 to Inspector of Buildings. Mr. Bechtholdt advised the Planning Board that the Housing Authority continues to express concerns to EA Fish and Building Inspector concerning the tenant selection process. Mr. Bechtholdt advised the Planning Board that the Fire Chief has provided communication concerning the location of the hydrants and width of access aisles. Board received a copy of Community Planning & Development memorandum dated June 18, 2012 to the Inspector of Buildings concerning the status of the site plan approval and provided copy of Inspector of Buildings letter dated May 16, 2012 regarding the site and copy of letter dated June 07, 2012 from EA Fish Development concerning Linwood Mill site update and request for plan changes.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: (copy of) Special Permit application –Common Driveway Mendon Road; email communication from Mark Anderson, Heritage Design Group received July 02, 2012 concerning Osterman Propane; Memorandum dated June 28, 2012 from Sharon Susienka, Exec. Asst. to the Town Manager concerning Fall Town Meeting and closing of Warrant; DCR Heritage Landscape Atlas information; email communication from Ken Warchol, Chairman of the Northbridge Historical Commission received June 18, 2012 concerning status of proposed local historic district and inclusion of Oakhurst property; Recorded Lot Release for lots 32 & 33 Shining Rock Golf Community; email communication to Fire Chief Nestor regarding status report/inspection; email communication from Northbridge Fire Chief Nestor received July 10, 2012 concerning sign-off at Linwood Mill (site plan); Northbridge Housing Authority letter dated May 03, 2012 to EA Fish Dev concerning Linwood Mill; EA Fish Dev letter dated June 22, 2012 to Northbridge Housing Authority concerning Linwood Mill; Northbridge Housing Authority letter dated June 14, 2012 to EA Fish Dev concerning Linwood Mill; Northbridge Housing Authority letter dated June 14, 2012 to Inspector of Buildings/Zoning Enforcement Officer; ENF filing for Osterman Commerce Park prepared by Heritage Design Group dated July 2012; (draft) Priority Development & Preservation Base Maps prepared by CMRPC – Blackstone Valley Prioritization Project; Community Planning & Development memorandum dated June 18, 2012 concerning Ashton Place; Review Report form for Ashton Place; Community Planning & Development memorandum dated May 14, 2012 concerning site plan review of Ashton Place; Site Plan Review Checklist for Ashton Place; Community Planning & Development memorandum dated June 06, 2012 concerning Technical Review meeting May 23, 2012; Conservation Commission memorandum(s) dated May 14, 2012, May 24, 2012 & June 18, 2012 concerning Ashton Place; Inspector of Buildings letter dated June 11, 2012 concerning Ashton Place; email communication from Whitinsville Water Company (Randy Swigor, General Manager) received June 05, 2012 concerning Ashton Place; email communication from Sewer Superintendent received June 08, 2012 concerning Ashton Place; email communication(s) from Director of Public Works received June 08, 2012 and June 21, 2012 concerning Ashton Place; email communication from Town Planner sent June 11, 2012 concerning Ashton Place; email communication from Town Planner sent June 11, 2012 concerning Ashton Place; JH Engineering Group, LLC report(s) dated May 23, 2012 & June 11, 2012 concerning Ashton Place; Guerriere & Halnon, Inc letter dated June 05, 2012 concerning Ashton Place; copy of Deed [BK 42508 PG 63]; Guerriere & Halnon, Inc letter dated June 12, 2012 concerning Ashton Place; email communication from Board of Health received June 18, 2012 concerning Ashton Place; (draft) Planning Board meeting minutes for June 12, 2012, June 09, 2009 & June 23, 2009; 2012 Nomination Form –Communities of Central Massachusetts (Preservation Massachusetts); Attorney General letter dated June 13, 2012 concerning zoning amendments (Special Town Meeting); workshop notice –Blackstone Valley Prioritization Projects; (draft) Zoning Overlay District Map and excerpt of existing Overlay District provisions; Heritage Design Group letter dated June 20, 2012 concerning Osterman Propane; email communication from Town Planner sent June 25, 2012 concerning Osterman Propane; Certificate of Approval dated May 14, 2012 Osterman Propane site plan review; excerpt from zoning bylaw concerning modification of approved site plans; email communication from Dan LaFrance, Environmental Engineer (Fuss & O’Neil) concerning Phase I & Phase II Environmental Site Assessment for 2040 Providence Road (Federal Brownfields program); Community Planning & Development letter dated June 21, 2012 concerning Camelot; JH Engineering Group, LLC report dated June 22, 2012 concerning Camelot subdivision; JH Engineering Group, LLC fax memo received June 22, 2012

concerning Camelot; Heritage Design Group communication dated June 21, 2012 concerning Camelot (subdrains); excerpt from Subdivision Rules & Regulations Section 222-37 & 222-43 on Lot release; Community Planning & Development letter dated June 13, 2012 to Mass Permit Regulatory Office; Guerriere & Halnon, Inc letter dated June 13, 2012 concerning West Side Connector Road; memorandum from Barbara Kinney, Planning Board/Conservation Secretary dated June 25, 2012 concerning status of subdivision/residential developments; email communication from Pulte Homes received June 14, 2012 concerning mailbox location (Sandtrap Court); email communication(s) from Norwood Bank received June 22, 2012, June 14, 2012 & June 07, 2012 concerning Shining Rock Golf Community; email communication from Sewer Superintendent received May 22, 2012 concerning Shining Rock Drive; email communication from David Brossi received June 13, 2012 concerning Presidential Farms; email communication from Mark Anderson received June 12, 2012 concerning Carpenter Estates; Community Planning & Development memorandum dated June 18, 2012 concerning Linwood Mill –Subsidized Housing Inventory (SHI); Department of Housing & Community Development letter dated June 12, 2012 concerning town's updated SHI %; EA Fish Development letter dated June 22, 2012 to Northbridge Housing Authority concerning Linwood Mill; Inspector of Buildings letter dated June 21, 2012 to Northbridge Housing Authority concerning Linwood Mill; Northbridge Housing Authority letter dated May 03, 2012 to EA Fish Development concerning Linwood Mill; Northbridge Housing Authority letter dated June 14, 2012 to Inspector of Buildings concerning Linwood Mill; Northbridge Housing Authority letter dated June 14, 2012 to EA Fish Development concerning Linwood Mill; Community Planning & Development memorandum dated June 18, 2012 concerning Linwood Mill; Inspector of Buildings letter dated May 16, 2012 concerning Linwood Mill; EA Fish Development dated June 07, 2012 concerning Linwood Mill; Massachusetts Historical Commission letter dated June 18, 2012 concerning awarding of matching grant (MPPF –Round 18); email communication from Neil Stanick received June 20, 2012 concerning common driveway; Blackstone River Bikeway overview/status report prepared by BRV National Heritage Corridor; 2012 case law update prepared by Barbara J. Saint Andre', Esq. and Iana M. Quirk, Esq.; and 2012 Planning Board schedule.

Other

Massachusetts Historical Commission (MHC) –Mr. Bechtholdt informed the Planning Board that MHC has awarded Northbridge as part of its Round 18 –Mass Preservation Projects Fund a matching grant in the amount of \$45,000.00 for the Town Hall windows. Planning Board members thanked and congratulated Mr. Bechtholdt on putting together the grant application.

Recent Case Law –Mr. Bechtholdt provided Board members with a copy of recent case laws reviewed at the 2012 MAPD Conference he attended.

Shining Rock Golf Community –Mr. Bechtholdt informed the Board that it was his understanding both Shining Rock Drive (remaining portion) and Sandtrap Court are being readied for street acceptance; the Board will be asked to sponsor articles at its next meeting for the 2012 Fall Annual Town Meeting.

The Hills –Open Space/Common Driveway –Mr. Bechtholdt informed the Board that it was his understanding application (special permit common driveway) and an ANR to address the driveway/open space concerns will be filed in the upcoming weeks.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Monday, July 10, 2012 at 9:35 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk