



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, April 13, 2010



Barbara Gaudette, Chair called the meeting to order at 7:00 PM. Janet Dolber, Richard Griggs and Edward Palmer were in attendance. Ms. Gaudette explained that Mr. Griggs has been sworn-in by the Town Clerk and as such will participate and vote on Planning Board matters. R. Gary Bechtholdt II, Town Planner was also present.

The following members of the public attend the meeting: Attorney Steven Greenwald; Christine Kidd of 125 Sheryl Drive; Edward Fior of 15 Heather Hill; Mark Anderson of Heritage Design Group; Jonathan Smith of 38 Prospect Street; Cindy Key of 111 Clubhouse Lane; Mark Key of 111 Clubhouse Lane; Linda DeHaan of 17 Linkside Court; Roy Uthoff of 128 Clubhouse Lane; Melanie Howe of 15 Linkside Court; Sue Green of 118 Clubhouse Lane; Pat Schmitt of 130 Clubhouse Lane; Gregg VandenAkker of 419 Purgatory Road; and Bill McCormick of 17 Fowler Street.

I. CITIZENS FORUM

Roy Uthoff of 128 Clubhouse Lane inquired about the placement of the stake and bounds. Mark Key of 11 Clubhouse expressed concern of street tree locations and began to explain the reality from his perspective. Mr. Palmer suggested discussions relevant to Shining Rock Golf should wait until later in the meeting during the review of Shining Rock Golf per the agenda.

II. FORM A'S

1458 Quaker Street –ANR plan

Mark Anderson of Heritage Design Group presented the Planning Board with ANR plan entitled “Plan of Property in the Town of Northbridge, Massachusetts” showing the creation of create of Lot A and Parcels A & B. Lot A is to consist of the existing house (1458 Quaker Street); Parcel A, a non-building lot shall be conveyed to the abutting property owned by Enlil LLP; and Parcel B, owned by Donna Lange is considered to be not a separate building lot.

After brief discussion/review the Planning Board upon motion duly made and seconded voted (4-0) to GRANT an ANR endorsement for the ANR plan.

Hill Street/Hillcrest Road -ANR plan

At the request of the applicant/engineer (Mark Anderson of Heritage Design Group) this matter was tabled once again.

III. ZONING AMENDMENT -PUBLIC HEARING

Zoning Bylaw Section(s) 173-2 & 173-12 “Agri-tourism Farm”

Ms. Gaudette read the public meeting notice and Mr. Bechtholdt indicated that the MGL requirements for Zoning Amendment (M.G.L. Ch. 40A Sec. 5), were satisfied for this public hearing. Upon motion duly made and seconded the Planning Board opened the Public Hearing to consider zoning amendment article for the 2010 Spring Annual Town Meeting to amend the Town of Northbridge Zoning Bylaws by (1.) revising Section 173-2 [Definitions] by adding the following “Agri-tourism Farm” and (2.) revising Section 173-12

[Table of Use Regulations] to allow by-right “Agri-tourism Farm” within certain zoning districts in town as noted 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
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Retail and Services:

Agri-Tourism Farm	P	P	P	P	P	P	P	P	P	-	-	-
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Ms. Gaudette explained that the intent of the zoning article is to create a new use definition (Agri-tourism farm) and to allow such use within certain zoning districts. Ms. Gaudette mentioned that West End Creamery is looking to expand its permitted uses.

Ms. Gaudette asked residents/public if anyone wished to be heard regarding the zoning amendment article. Upon receiving no input from the public Ms. Gaudette asked if any members of the Planning Board had any questions.

Mr. Palmer inquired about parking. Mr. Bechtholdt noted the question is more in regards to a potential application than the amendment, however explained that the Inspector of Buildings has met with Mr. VandenAkker, owner of the West End Creamery regarding parking.

Upon seeking additional input from residents and public testimony the Planning Board closed the public hearing and voted (4-0) TO RECOMMEND the zoning article as presented.

Mr. Bechtholdt indicated that he would review with the Planning Board the report of the Board for Town Meeting during its next scheduled meeting.

IV. STREET ACCEPTANCE ARTICLE(S) -REVIEW/DISCUSSIONS

Ash Street / Erica Drive & Heather Hill

Ash Street -Planning Board reviewed Planning office communication dated April 06, 2010 to Attorney Henry Lane concerning the Board’s intention not to recommend the layout for Ash Street (extension/alteration of). Upon seeking public comment relative to the Ash Street extension –street acceptance petition article, Mr. Palmer made the motion not to recommend the layout of Ash Street, Ms. Dolber seconded the motion and the vote was unanimous (4-0) to NOT RECOMMEND the LAYOUT of Ash Street extension.

Erica Drive & Heather Hill –Ms. Gaudette read the Public Meeting notice for Erica Drive and Heather Hill.

The Planning Board reviewed the following communications: Planning memorandum dated March 24, 2010 to the Director of Public Works; email received March 29, 2010 from Town Counsel (Katharine Lord Klein, Kopelman & Paige); Planning memorandum dated April 05, 2010 to the Town Clerk concerning the layout plan and legal descriptions; and copy of letter dated March 30, 2010 from Normand Gamache, Guerriere & Halnon to Attorney Steven Greenwald.

V. SHINING ROCK GOLF COMMUNITY -REVIEW/DECISION

Street Trees –Clubhouse Lane

Eric Dias of Tunison Smith provided a brief overview of the planned changes, noting that additional trees along Clubhouse Lane have been added to the plan. Mr. Dias also mentioned that the specie of tree will be Lace Bark Elm.

Ms. Gaudette questioned if the proposed street trees along Clubhouse Lane to be planted in front of the golf course clubhouse could be planted closer to the backside of the sidewalk than what was suggested and marked out in the field during the Planning Board’s site visit. Ms. Gaudette noted that additional trees to be planted in the island on Linkside Court should be a different variety of trees such as Japanese Maple.

Mr. Palmer asked about the difference in the number of street trees now proposed verses the original approval. Mr. Dias suggested that the total number would decrease from approximately 70 to 30 street trees along Clubhouse Lane.

Marylyn McIlvaine of 109 Clubhouse Lane asked about the type of trees and expressed concerns why the street trees proposed for Clubhouse Lane cannot be located within the grass-strip. Ms. McIlvaine also noted that the tree planted in front of her unit is sickly.

Ms. Gaudette noted that the street trees within another subdivision in town, Presidential Farms have the street trees planted within the grass-strip and they appear to be just fine. Ms. Gaudette also expressed concerns with the width of the grass-strips along Clubhouse Lane noting that they are not as wide as they should be, suggesting the grass-strip should be 4 ½ -feet, which they are not.

Cindy Key of 111 Clubhouse Lane noted her concern that the trees are not shown on the even side of the street and agreed that the street trees along Linkside Court, planted within the grass-strip are doing well. Ms. Key asked that the street trees proposed along Clubhouse Lane be planted within the grass-strip as originally approved and required by the Planning Board. Ms. Key added that the bank had the opportunity to “fix problems” when they relaid the sidewalks in front of the odd-numbered units along Clubhouse Lane.

Mark Key of 111 Clubhouse Lane suggested we get the facts straight, to see if it’s a monetary issue with the bank as to why they are looking to deviate from the original plan.

Mr. Griggs noted that he was new to the process however did attend the site visit with the Planning Board on March 15, 2010.

Mr. Bechtholdt recommended that the street trees along Clubhouse Lane should be planted within the grass-strip as required in the subdivision rules & regulations and as approved by the Planning Board for this subdivision development.

Ms. Gaudette noted that although she did not view the proposed construction change as a good solution felt it may be in the best interest to allow the construction change.

After some additional discussion and review of the proposed planting plan, the Planning Board upon motion duly made (Palmer) and seconded (Dolber) voted (4-0) to CONSIDER and ALLOW construction change (street trees and grass strip) along Clubhouse Lane, the Planning Board approved: (1.) a reduction in the width of the grass strip along Clubhouse Lane as constructed; (2.) the subdivision street tree plantings along Clubhouse Lane shall be Lace Bark Elm (*Ilmus Parvifolia*); (3.) a reduction in the number of subdivision street trees along Clubhouse Lane; and (4.) allow subdivision street trees to be located outside of grass strip. As shown and noted on the planting revisions plan, certain street trees may be planted within the grass strip; in addition the developer shall plant three (3) additional trees within the cul-de-sac island of Linkside Court.

OLD / NEW BUSINESS

Minutes –Approval

None

Shining Rock Golf Subdivision –Status/Update

The Planning Board reviewed the following: Planning memorandum dated March 24, 2010 to the DPW Director regarding the required off-site improvements for the Shining Rock Golf subdivision; DPW memo dated February 22, 2010 regarding monetary payment in lieu of off-site requirements; and Planning memorandum dated March 15, 2010 to Norwood Cooperative Bank concerning status of street acceptance documentation.

Upon review of the DPW memo and some initial discussion, the Planning Board upon motion duly made and seconded voted (4-0) TO ACCEPT A MONETARY CONTRIBUTION in the amount of \$60,000.00 in lieu of sidewalk installation along School Street and Traffic Study/Analysis originally required as part of the Definitive Subdivision approval for Shining Rock Golf Community.

As required by the Planning Board, such monetary contribution shall be provided to town under the direction of the Department of Public Works (DPW Director) for the purpose of traffic and safety improvements in Rockdale.

Shining Rock Golf (Sandtrap Court & Parcel A) –Bond/Lot release

Planning Board reviewed letter dated April 05, 2010 from Pulte Homes concerning Sandtrap Court and Parcel A within the Shining Rock Golf Community. Mr. Bechtholdt provided the Planning Board with a copy of Malley Engineering (the Planning Board's consultant for this project) punchlist and bond estimate for Sandtrap Court dated December 10, 2006 2009 in the amount of \$140,000.00.

Mr. Bechtholdt explained that Pulte Homes is requesting that the Planning Board establish a performance bond for Sandtrap Court and also seeks lot release of Parcel A, the remaining townhouse lot (to consist of 30-units). Mr. Bechtholdt noted that Malley Engineering had updated the original punchlist prepared in 2006.

Mr. Bechtholdt mentioned that the Planning office had contacted the Department of Public Works in advance of this meeting however has not received any communication from DPW. Therefor recommends that the bond value voted by the Planning Board should be subject to input and confirmation from the Department of Public Works. Cindy Key of 111 Clubhouse Lane questioned the condition of the binder course. Mr. Bechtholdt noted that the binder has been in for sometime on Sandtrap Court and may need to be replaced, suggesting that he would have the DPW review as part of their assessment.

The Planning Board, upon motion duly made and seconded voted (4-0) to ESTABLISH A PERFORMANCE BOND (Sandtrap Court) in amount of \$150,000.00 SUBJECT TO input/confirmation from the Director of Public Works concerning the punchlist and cost estimate(s) prepared by Malley Engineering (revised December 2009).

The Planning Board upon separate motion duly made and seconded voted (4-0) to RELEASE PARCEL A (Townhouse lot –Sandtrap Court) from the Covenant of Shining Rock Golf Community. In making said determination the Planning Board noted that prior to the issuance of building permit; (1.) the performance surety shall be fully executed, (2.) proof of recording of the lot release shall be provided, (3.) an initial deposit of \$2,500.00 for Review & Inspection [Sandtrap Court] shall be deposited, (4.) the required administrative fee (lot release) of \$100.00 shall be satisfied and (5.) conformance with the Certificate of Action dated November 13, 2002 and the Subdivision Rules & Regulations concerning release/lot development shall be satisfied.

Mr. Bechtholdt noted that he had been communication with Reid Blute from Pulte Homes in finalizing the performance bond surety, the form H signed by the applicant and surety company will need to be resigned as the date of completion and signature page needs to be corrected. Upon receipt of the signed new form the Planning Board members will then be asked to sign same.

Erica Drive, Heather Hill & Ash Street –Recommendation to Layout

See discussion/recommendation(s) above.

Local Housing Partnership Committee –April 27th (6PM to 7PM)

Mr. Bechtholdt reminded Board members that the local housing committee will meet on April 27th and provided the Board with copy of Planning memorandum dated March 25, 2010, including DHCD –Housing Production Plans Frequently Asked Questions.

Mail

In addition to the mail received (listing attached) the Board received copies of the following communications: copy of Joint Stipulation of Dismissal (Pulte v. Northbridge Planning Board); copy of Planning letter dated April 06, 2010 to Mr. Ciulla of 152 Morgan Road concerning the open space and common driveway; Planning memorandum dated February 23, 2010 regarding unaccepted subdivision roadways; copy of Planning letter dated march 01, 2010 to Blackstone-Chicago (Henry Lane) regarding

Castle Hill Estates; letter dated April 05, 2010 from Jeff Ciulla regarding open space and driveway; letter dated March 22, 2010 from Tim Gordon, General Manager of Shining Rock Golf concerning Ms. McIlvaine's drainage concerns; cover letter dated March 29, 2010 from GPI –Greenman-Pederson, Inc regarding Traffic Monitoring Study (Walmart); Cullinan Engineering report dated April 06, 2010 concerning the sewer analysis/peer review for the proposed Camelot subdivision; and copy of the warrant for the 2010 Spring Annual Town Meeting, scheduled for May 04, 2010.

Adjournment

Have no additional business the Planning Board adjourned its meeting of Tuesday, April 13, 2010 at or about 8:45 PM.

Respectfully submitted,

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk