



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, October 02, 2012



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

The following members of the public were in attendance: None

I. CITIZEN FORUM

None –Mr. Bechtholdt mentioned that Denis LaTour had planned to attend the meeting to discuss trailers (General Code/Zoning Bylaw), however was not able to do so.

II. FORM A'S

None

OLD/NEW BUSINESS

Approval of Meeting Minutes -September 11, 2012 & September 18, 2012

Tabled –no discussion.

October 09, 2012 Planning Board meeting –Vote to Reschedule to October 16, 2012

Upon motion duly made and seconded the Planning Board voted (3-0) to reschedule its meeting of October 09, 2012 to October 16, 2012; to be held at the Planning office (Aldrich School –Town Hall Annex, 14 Hill Street).

Open Space & Recreation Plan (Update) –Scheduling of Public Workshop

The Board postponed the scheduling of a public workshop for the Open Space Plan update until after the Fall Annual Town Meeting and when all members of the Planning Board are present to schedule such workshop. Ms. Gaudette provided Board members with copies of the 2002 Open Space & Recreation Action Plan. Copies will also be made available to the public to help illustrate components of an Open Space Plan and to encourage those interested in assisting in its update to come forward.

Community Planning & Development/Planning Board –New Webpage

Mr. Bechtholdt reviewed with the Board the town's new webpage; reviewing new features and tools. Board members were very pleased with the new look and the accessibility of useful information to the public.

2012 Fall Annual Town Meeting –Tuesday, October 23, 2012

Point of information –no discussion.

2012 FATM Planning Board Reports –Review/Discussion

Mr. Bechtholdt provided the Board with a copy of the warrant articles and Planning Board Report(s) for Articles 15 & 16. The Board will review same at its next meeting scheduled for October 16, 2012, at which time the Board will decide which members will present the two (2) articles at Town Meeting.

Castle Hill Estates /Open Space –Scheduling of Site Walk

The Planning Board tabled scheduling the site walk until its next meeting; when all members of the Board may be present to schedule such site walk.

Douglas Road Site Plan Review –Scheduling of Site Walk

The Planning Board tabled scheduling the site walk until its next meeting; when all members of the Board may be present to schedule such site walk. Mr. Bechtholdt noted that he is still awaiting revised plans from the Applicant/Engineer and was not sure if departments will have an opportunity to review before the next scheduled meeting (October 16, 2012).

Community Planning & Development –Quarterly Report

Mr. Bechtholdt provided the Planning Board with a copy of the Community Planning & Development Quarterly Report (May-September 2012).

Green Meadow Court /Farnum Circle –Status/Update

Mr. Bechtholdt indicated that he has scheduled a meeting with Jeff Howland (JH Engineering Group), the Planning Board's consulting engineer to visit Green Meadow Court, Farnum Circle and other subdivision developments on Friday, October 05, 2012.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following: copy of Cross-section (profile) for typical LID –Low Impact Development subdivision roadway; letter dated September 16, 2012 from Christopher Murray concerning Camelot subdivision (temporary sewer pump); and (copy of) email communication from Mark Kuras, Sewer Superintendent received September 20, 2012 concerning Camelot force main/pump.

Other

Mr. Bechtholdt informed the Board that he and Barbara Gaudette met with Jim Shuris (DPW Director) and Mark Anderson (Heritage Design Group) to review LID –Low Impact Development for the Carpenter Estates subdivision. It was noted a LID development will need to establish a Home Owners Association for the maintenance and upkeep of the LID stormwater system. Mr. Bechtholdt explained the Applicant/Engineer will need to review same with the Conservation Commission before submitting definitive subdivision modification plans to the Planning Board for review and approval. Ms. Gaudette noted in addition to having a Home Owners Association the developer shall also provide an initial deposit of money for long-term maintenance of the LID system. Mr. Bechtholdt added, the developer will be asked to implement LIDs not just for roadway but also for individual lot development (common driveways, rain gardens, etc). Mr. Bechtholdt mentioned a Special Permit application (Common Driveway) for Morgan Road has been received; Public Hearing to be scheduled for November 13, 2012. Mr. Bechtholdt explained briefly that he met with representatives to discuss Gilmore Drive (subdivision

roadway in Sutton/Northbridge) street acceptance which may be consider at the next Spring Annual Town Meeting.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, October 02, 2012 at 7:35 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk