



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, May 28, 2013

Barbara Gaudette, Chair called the meeting to order at 7:00 PM; Janet Dolber, Edward Palmer, and Brett Simas were in attendance; George Murray arrived at 7:15 PM. R. Gary Bechtholdt II, Town Planner was also present. Cindy Key, associate member were absent.

The following members of the public were in attendance: Judith Kaske (Providence Road); Stanley Boratyn (Piedmont Street); Robert O. (Edgemere Avenue); Kevin M. (Edgemere Avenue); Mark Anderson (Heritage Design Group); John Berkowicz (Walker Street); Harry Berkowitz (Benson Road); and Steven Venincasa (Shining Rock, LLC)

I. PLANNING BOARD REORGANIZATION

Ms. Gaudette sought nominations for Planning Board Chair. Mr. Simas indicated an interest, noting he still had a lot learn but would be willing if Board members felt he could handle the position. Mr. Palmer nominated Brett Simas Chair with Janet Dobler seconding nomination. Upon motion duly made and seconded by the same Brett Simas was appointed Chairman of the Planning Board.

Mr. Simas sought nominations for Planning Board Vice-Chair. Ms. Dolber indicated that she would be interested. Mr. Palmer nominated Janet Dolber Vice-Chair with Barbara Gaudette seconding nomination. Upon motion duly made and seconded by the same Janet Dobler was appointed Vice-Chairman of the Planning Board.

The Planning Board tabled the nomination/appointment of the Planning Board Clerk to its next meeting (June 11, 2013).

II. CITIZEN FORUM

None

III. FORM A'S

None

IV. SELF STORAGE UNITS –PUBLIC HEARING

§173-49.1 -Site Plan Review (546 Providence Road)

Planning Board open its public hearing, Mr. Bechtholdt indicated notification requirements had been satisfied. Upon motion made (Palmer) and seconded (Dolber) the Planning Board waived the reading of the public hearing notice.

Mr. Anderson of Heritage Design Group, representing the applicant reviewed with the Board and abutters in attendance site development plan for proposed construction of a ±2,000 SF storage unit for 546 Providence Road (AP 24/120) and a ±2,500 SF self-storage unit on abutting parcel; both located within the Business –Two Zoning District. Mr. Anderson explained the storage unit proposed behind Harbro's would

be used for their private use; the other unit would be for self-storage to be located behind the open car lot of Harbro's; adding no new lighting, curb-cut, fencing, or separate signage is proposed.

Mr. Anderson explained to the Board, in addition to filing for site plan review application has been made to the Zoning Board for the following: (1.) Variance –rear setbacks; (2.) Special Permit –warehousing; (3.) Variance –two principle uses on 1 lot; & (4.) Variance –rear setbacks for the other lot. Mr. Bechtholdt noted the Zoning Board is scheduled to consider applications at its meeting of June 13, 2013.

Mr. Palmer questioned why the proposed storage units needed to be 5-feet from the rear setback where 10-feet is required under zoning. Mr. Anderson explained his client is looking to maximize area, noting they also are trying to avoid impacting the existing sewer line which runs through the rear of the property.

Mr. Simas inquired about the existing drainage of site; including roof run-off. Mr. Anderson indicated stormwater would be directed to a series of stone trenches; adding the rear of the site (parallel to the railroad) has a natural (earthen) berm along the back of the property.

Ms. Dobler asked about the size of the buildings and how the self-storage units would be secured; questioning no fencing or additional lighting. Mr. Anderson indicated that he would review with the applicant.

Judith Kaske (592 Providence Rd) indicated she owns the home just north of the open car lot on Providence Road and expressed concerns of the existing light shining into her home. Ms. Kaske also noted concerns with snow plows directing snow towards her property; causing damage over the years. Ms. Kaske asked if the abandoned residential driveway (closets to her home) would be utilized as part of the self-storage facility. Mr. Anderson indicated that he would talk with the applicant about her concerns and explained access to the storage units would be via the existing driveway between Harbro's building and the car lot not the abandoned residential driveway. Mr. Bechtholdt noted the site plan should be revised to show driveway locations and planned traffic circulation within the site.

Mr. Anderson explained that he has received comments from various town departments and will look to address those concerns in a revised plan, noting he has also received comments from the Planning Board's consulting JH Engineering and will modify the plan according. Mr. Bechtholdt suggested the Planning Board continue its review to July 09, 2013, that way the Zoning Board may review same and act on its applications; Mr. Anderson agreed.

Upon motion duly made (Gaudette) and seconded (Dolber) the Planning Board voted (4-0) to CONTINUE the site plan review to Tuesday, July 09, 2013 at 7:05 PM to allow addition time for plan revisions and determination from the Zoning Board concerning Special Permit and Variance request(s).

V. HOPE STREET (VARIANCE) -PUBLIC MEETING

MGL CH 40A SEC 16 –Repetitive Application

Planning Board open its public meeting, Mr. Bechtholdt indicated notification requirements had been satisfied. Upon motion made (Palmer) and seconded (Dolber) the Planning Board waived the reading of the public hearing notice.

Mr. Bechtholdt provided a brief overview of Mass General Law Chapter 40A Section 16 concerning repetitive applications. Mr. Bechtholdt explained that John Berkowicz sought a variance from the Zoning Board for property on Hope Street however was issued a denial. In order for Mr. Berkowicz to reapply (within 2-year period) the Planning Board shall consent to repetitive application; review whether the appellant has submitted information that could lead to a finding that there has been a specific and material change. Reference made to Community Planning & Development memorandum dated May 09, 2013.

Mr. Anderson explained his client is not looking to the Planning Board to consider granting the variance, simply seeking Planning Board consent to file a reapplication. Mr. Anderson reviewed with the Planning Board letter dated March 28, 2013 describing specific and material changes. Mr. Anderson reviewed the following with the Planning Board: (1) the home built on the corner of Edgemere and Hope Street was constructed in 2009, the lot was never approved/recorded to modify the lot; a building permit plan was submitted not a survey plan; (2) applicant owned three separate lots –received three separate sewer bills for ten-plus years (stating, coincidentally shortly after the denial two bill received); (3) reviewed the old tax map with the Assessor –for some reason the lot configuration was changed pre-existing nonconforming lot was combines with abutting parcel; (4) change in lot configuration was never formally recorded; and (5) acceptance of Piedmont Street (as a public way) did not include the layout between two of the previously existing nonconforming lots. Mr. Berkowitz (Harry) explained the history of the lots (pre-existing nonconforming) similar to all the other lots within the neighborhood.

Mr. Simas reminded members they need to consider whether or not there is substantial change; Ms. Gaudette and Ms. Dobler both stated they felt there was enough question regarding the status of the lots for reconsideration. Mr. Murray agreed suggesting the town may have created the hardship by combining the lots.

Mr. Simas sought question/comment from those in the audience. Mr. Robert O, of 61 Edgemere Avenue expressed concerns of additional traffic, noting the neighborhood has 23 homes on small lots. Mr. Bechtholdt reminded the Board and residents that the purpose of the Planning Boards review was to consider specific and material changes to warrant a reapplication to the Zoning Board not to consider the merits of the variance request. Mr. Kevin M, of 35 Edgemere Avenue voiced his opposition for additional buildings. Mr. Stanley Boratyn of 28 Piedmont Street shared similar concerns with additional traffic and small lots. After seeking additional input and comment the Planning Board concluded its review.

Upon motion duly made (Palmer) and seconded (Murray) the Planning Board voted (5-0) to CONSENT to application for reconsideration before the Zoning Board.

VI. ST. CAMILLUS HEALTH CENTER –CONT. PUBLIC HEARING

§173-49.1 -Site Plan Review

Mr. Anderson of Heritage Design Group, representing the applicant reviewed with the Board the St. Camillus site plan, noting the proposed rear parking expansion was no longer under consideration; the client has decided to forego this expansion at this time and will focus on improving existing parking within the front parking area. Mr. Palmer and Ms. Gaudette had general questions concerning screening of the parking spaces; Mr. Anderson will review with the Board at a subsequent meeting once the plan has been revised to address comments received to date and updated to show only the front parking lot improvements. Mr. Simas inquired if the proposal still required a determination from the Zoning Board for

its pre-existing nonconforming status; Mr. Anderson indicated that it was his understanding a finding (special permit) from the Zoning Board was still required and would be pursued as planned.

Upon motion duly made (Dolber) and seconded (Gaudette) the Planning Board voted (4-0-1 [Murray abstained]) to continue the site plan review to Tuesday, June 11, 2013 at 7:50 PM as requested by the Applicant/Engineer to allow addition time for public comment, review and plan revisions.

VII. OSTERMAN PROPANE FACILITY –PUBLIC MEETING

§173-49.1 [Site Plan Review] Modification

Mr. Anderson of Heritage Design Group, representing the applicant reviewed with the Board the Osterman Propane facility approved in 2012. Mr. Anderson informed the Planning Board that the facility may be expanded in the future with the additional of another building; with the Mr. Anderson explained the vehicle storage area to the rear of the property may not be paved at this time, noting Heritage Design has recalculated the drainage and has prepared plans describing the proposed alteration to the site.

Mr. Anderson indicated revised plans (& drainage calculations) would be submitted to the Board's consulting engineer, JH Engineering Group within the next few days for his review.

Mr. Simas asked about the drainage system and wash bays. Mr. Murray expressed concerns with continued storage of vehicles within the unpaved areas, noting area was adjacent to wetland resource areas. Mr. Anderson explained to the Board that application to the Conservation Commission would be required for this proposed change.

Mr. Bechtholdt suggested if the Board is agreeable to the proposed revision the may elected to grant modification at this time, making it subject to the review and approval from the Board's engineer and the Conservation Commission.

Upon motion duly made (Palmer) and seconded (Dolber) the Planning Board voted (5-0) to CONSIDER and GRANT SITE PLAN MODIFICATION for Osterman Propane to reduce the amount of impervious coverage (rear parking area) subject to the review/approval by the Planning Board's consulting engineer (JH Engineering Group) and the Conservation Commission.

OLD/NEW BUSINESS

Approval of Meeting Minutes –May 14, 2013

Upon motion duly made (Palmer) and seconded (Dolber) the Planning Board voted (3-0-2 [Simas & Murray abstained]) to ACCEPT the meeting minutes of May 14, 2013.

June 18, 2013 –Vote to Schedule/Hold Meeting

Upon motion duly made (Gaudette) and seconded (Dolber) the Planning Board voted (5-0) to hold a meeting on Tuesday, June 18, 2013.

(OSRP) Open Space & Recreation Plan Workshop -Tuesday, June 11th (6:00 PM –Town Hall)

The Board briefly reviewed upcoming workshop for the Open Space & Recreation Plan update. Mr. Bechtholdt mentioned a flyer was distributed to attendees of the Spring Annual Town Meeting; inviting those interested to attend the June 11th public workshop. Ms. Gaudette agreed to contact local reporter, Susan Spencer of the Worcester Telegram & Gazette for an article on the open space plan update.

Carpenter Estates Definitive Subdivision –Low Impact Development (modification)

Mr. Bechtholdt explained to the Board that he has talked with the developer (Stan Pieciewicz) recently who plans to submit a construction change introducing LID –Low Impact Development techniques for its stormwater management. Mr. Bechtholdt noted the Board's engineer has met informally along with the Director of Public Works and Highway Superintendent concerning this proposed change; citing long-term maintenance continues to be the focus of concerns (DPW). Mr. Bechtholdt added, in addition to filing with the Planning Board application for modification will need to be filed with the Conservation Commission for review and approval. The Board agreed to consider proposed alteration as a construction change, not requiring a formal filing as provided for in its Certificate of Approval. Mr. Bechtholdt indicated the Board would review proposal at its meeting of June 18, 2013.

Linwood Business Park/Pine Knoll –Release/Transfer Review & Inspection Fund

Mr. Bechtholdt explained to the Board that a release of the Review & Inspection (R&I) funds for Linwood Business Park project is in order; suggesting remaining funds should be returned to the developer (J&F Marinella Dev). Mr. Bechtholdt also advised the Board that the Planning office is seeking additional R&I funds from J&F Marinella Development for another project (Pine Knoll) and indicated that he has spoken with Joe Marinella who is agreeable to transfer funds from Linwood Business Park to Pine Knoll.

Upon motion duly made (Palmer) and seconded (Dolber) the Planning Board voted (4-0-1[Murray abstained]) to CLOSE-OUT the Linwood Business Park Review & Inspection account and TRANSFER remaining balance (±\$1,870.31) to the Pine Knoll (Hemlock Estates) Review & Inspection account as agreed to by J&F Marinella Development.

Reference is made to Community Planning & Development letter dated May 17, 2013 to J&F Marinella Development Corp. and memorandum dated May 17, 2013 regarding the R&I release and transfer.

Fairway Drive Townhouse Unit Building Permit(s) –Review/Decision

Steven Venincasa of Westborough informed the Board that he has been working Norwood Bank in pursuing the purchase of the remaining lots on Fairway Drive (14 townhouse units). Mr. Venincasa explained his goal is to complete all work in an organized fashion so not to drag into the winter months; noting he has retained the services of Tobar Construction who completed the other roadways within the subdivision as well as Tunison Dias for engineering work. Mr. Venincasa explained that he has been in contact with the Whitinsville Water Company regarding the waterline and the Department of Public Works concerning roadway and sewer. Mr. Venincasa noted roadway has commenced and would like to put the foundations in and install tie-ins for the various services (water/sewer/etc) during the summer and then by September/October during the next growing season will do the final landscaping. Mr. Venincasa would like permission to pull building permits at this time; Mr. Bechtholdt mentioned that he spoke with the Building Inspector who is agreeable provided the Planning Board authorizes the work.

Upon motion duly made (Murray) and seconded (Dolber) the Planning Board voted (5-0) to authorize the issuance of “foundation” permits for the 14-townhouse units on Fairway Drive and authorized the issuance of a (full) building permit for the 5-plex specifically.

The Planning Board noted occupancy shall be restricted for all units until such time the subdivision roadway has been completed to the satisfaction of the Board and/or a performance bond for its completion is established with the town.

Osterman Commerce Park – Site Plan/Engineering Review

Mr. Anderson provided a brief overview of the Planned Business Development proposed for property adjacent to the Osterman Propone facility on Church Street extension. Mr. Anderson explained the subject property is within the Industrial-One zone consisting of ±92.2 acres; proposal includes approximately 4600 LF of roadway (private); 206,500 SF of mixed-use building space; and over 26 acres of dedicated open space. Mr. Bechtholdt explained to the Board through the issuance of a Special Permit a Planned Business Development allows for multiple buildings on an individual lot with multiple uses allowed in each building. The applications to be considered by the Planning Board include the Planned Business Development and Site Plan Review for Phase 1 of the development, which includes two (2) buildings. Mr. Anderson reviewed with the Board the proposed site layout of Phase I, a 24,000 SF Medical office building & a 12,000 SF Office building, with 209 parking spaces, noting the medical office would be similar to Tri-River in Uxbridge. Planning Board members inquired about traffic and sightlines; Mr. Bechtholdt informed Board members a full review of the proposal would be scheduled for June 18, 2013, which should include traffic mitigation.

Upon motion duly made (Gaudette) and seconded (Murray) the Planning Board voted (5-0) to ENGAGED the services of JH ENGINEERING GROUP, LLC of Worcester, MA to perform consulting services on its behalf. The purpose of such services shall be to provide the Planning Board with an independent assessment/review of the proposed Osterman Commerce Park, Planned Business Development and Phase 1 Site Development; specific to stormwater management & erosion controls pursuant to state/local bylaw regulations.

Linwood Mill Lofts –Crosswalk/Linwood Avenue

Mr. Bechtholdt advised the Board that he solicited comment from the Department of Public Works concerning proposed pedestrian crosswalk on Linwood Avenue. Reference is made to Community Planning & Development memorandum dated May 21, 2013 to the Director of Public Works and the Highway Superintendent. Planning Board shall review this matter at its meeting of June 11, 2013.

Camelot Subdivision –Update/Status Report

Planning Board members reviewed copy of email communication from Mark Kuras, Sewer Superintendent regarding the status of the pump station. Mr. Bechtholdt noted the JH Engineering (Board’s consultant) will look to perform a site inspection in the upcoming weeks to review the overall status of the subdivision, including outstanding issues detailed in the Serer Superintendent’s email. Mr. Murray noted that he will abstain from all projects involving J&F Marinella.

OSRP Update Requirements

Board members received a copy of “Open Space & Recreation Plan Requirements” workbook prepared by the state.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Public Hearing Notice for Providence 540 LLC for a site plan application to construct (1) +/-2,000 sf self-storage units at 546 Providence Rd and (2) +/-2,500 sf self-storage units on abutting parcel; Memo dated 5/22/13 to Planning Board and Heritage Design Group from Gary Bechtholdt for Self-Storage Units Site Plan Review; Site Plan Review Checklist for Self-Storage Units on Providence Rd; Letter dated 5/7/13 to Paul Hare from Barbara Kinney concerning the Legal Ad costs for the self-storage units on Providence Rd; Email from Mark Kuras to Gary Bechtholdt dated 5/22/13 regarding the self-storage units site plan review; Memo dated 5/13/13 to Planning Board from the Conservation Commission regarding the review for wetland disturbance for 546 Providence Rd self-storage units; Review Report Form dated 5/6/13 to Town Manager, BOS, BOH, NCC, Building Inspector, Fire (Safety Committee), Police, DPW Highway and Sewer, WWC & PB Consulting Engineer from Gary Bechtholdt concerning 546 Providence Road Self-storage units site plan review; Public Hearing Notice for the repetitive application of John Berkowicz for a VARIANCE (ZBA) to support three residential building lots on Hope Street; Memo dated 5/9/13 to Barbara Gaudette from Gary Bechtholdt concerning Hope Street Repetitive application ; Memo dated 3/7/13 to Planning Board and Heritage Design Group from Gary Bechtholdt regarding St. Camillus Health Center site plan review; Draft Planning Board Minutes of May 14, 2013; Carpenter Estates Plans dated 4/18/07; Memo dated 5/17/13 to Planning Board from Gary Bechtholdt regarding Linwood Business Park / Pine Knoll (Hemlock Estates) Review and Inspection Account – Release / Transfer of Funds; Letter dated 5/17/13 to J & F Marinella from Gary Bechtholdt concerning Pine Knoll / Hemlock Estates Review & Inspection Funds; Memo dated 5/21/13 to James Shuris and Robert Van Meter from Gary Bechtholdt regarding the pedestrian crosswalk on Linwood Avenue at the Linwood Mill; Information on crosswalks, Email dated 5/17/13 to Mark Kuras from Gary Bechtholdt with copies to Jeff Howland, Joe Marinella, George Murray, James Shuris, and Planning Board regarding the Camelot Subdivision pump station; and Open Space and Recreation Plan Requirements document.

Other

Mr. Simas asked Board members to think of initiatives they would like to consider for the upcoming fiscal-year. Ms. Gaudette noted the Open Space Plan update. Members will comply of list of initiatives for future discussion/consideration.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, May 28, 2013 at or about 8:40 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk