



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, January 07, 2014

Brett Simas, Chairman called the meeting to order at 7:00 PM. Barbara Gaudette, Janet Dolber, George Murray and Mark Key were in attendance. Cindy Key, Associate member and R. Gary Bechtholdt II, Town Planner were also present.

The following members of the public were in attendance: Stephen O'Connell (Andres Survey & Engineering) Jane Williamson; Joseph Williamson; Mena Biagioni; Robert A. Parker Jr; Rick Stanley; Joanne Stanley; Joan Blodgett; David Blodgett; Harry Berkowitz; Nathan Berkowitz; Ninny Leonardo; Joseph Leonardo (Terreno Realty, LLC); Maureen Buxton; and Kevin Buxton.

I. CITIZEN FORUM

Mr. Simas sought comments during citizen's forum –having none the Board moved onto Form A applications, etc.

II. FORM A'S

None

III. LEONARDO ESTATES –PUBLIC HEARING

§222-9 Definitive Subdivision (603 Highland Street)

Ms. Gaudette read the public hearing notice: In accordance with the provisions of Massachusetts General Laws and the Town of Northbridge Subdivision Rules & Regulations, the Northbridge Planning Board will hold a public hearing on Tuesday, January 07, 2014 at 7:05 PM in the Selectmen's Chambers of the Northbridge Memorial Town Hall, (7 Main Street Whitinsville, MA) to consider the application of Terreno Realty, LLC of Uxbridge, MA; application for approval of Definitive Subdivision Plan entitled "Leonardo Estates" prepared by Andrews Survey & Engineering, Inc of Uxbridge, MA dated August 13, 2013. The subject property located at 603 Highland Street includes Assessors Map 17 Parcel(s) 15 & 16 consisting of ±30.77 acres and is located on the westerly side of Highland Street within the Residential Two (R-2) Zoning Districts of Northbridge. Application is for an eighteen (18) lot single-family subdivision. Copy of definitive plan, application, waiver requests and other submittal documentation is on file with the Office of the Town Clerk (7 Main Street –Northbridge Memorial Town Hall) and within the Planning office (14 Hill Street –Aldrich School Town Hall Annex) which may be inspected during regular office hours. The purpose of this hearing is to provide an opportunity for public comment; anyone wishing to be heard should attend said hearing at the time and place designated.

Mr. Bechtholdt indicated notification and publication requirements for the public hearing had been satisfied. Upon motion duly made (Murray) and seconded (Dolber) the Planning Board voted (5-0) to open the public hearing.

Stephen O'Connell of Andrews Survey & Engineering Inc, on behalf of the Applicant, Joseph Leonardo (Terreno Realty, LLC) reviewed definitive subdivision plan entitled "Leonardo Estates" providing and

overview of the subject property and locus area. Mr. O’Connell mentioned subject property had received subdivision approval (in 2005) for project known as Rocky Ridge Estates (not constructed); suggesting new plan has been improved (street layout, etc). Mr. O’Connell explained proposal is for 18 single-family house lots to be serviced by public water and sewer; portions of property designated as open space proposed to be owned and maintained by a homeowners association; reviewed roadway layout, exiting and proposed topography, wetland crossing; subdivision roadway will terminate in a cul-de-sac with drainage to include a series of deep sump basins, sediment forebay and infiltration basin, as well as two (2) Hydroguard units for stormwater management. Mr. O’Connell provided a brief overview of the existing watershed and proposed post-construction hydrology (noting reduction in peak-flow conditions). Mr. O’Connell explained in addition to filing definitive application with the Planning Board a Notice of Intent has also been filed with the Conservation Commission; scheduled to be heard January 08, 2014.

Mr. O’Connell explained public sewer will be extended for its current terminus on Benson Road (existing manhole) up to Highland Street to the proposed subdivision roadway (gravity sewer); the project will be serviced by a series of low-pressure pumps, where every lot will have its own private pump that will feed to a low-pressure pump main in the subdivision roadway tying into the new gravity line on Highland Street; individual homeowners will be responsible for their pumps; suggesting type of system is very common these days.

Mr. O’Connell noted at the entrance of the subdivision road provisions for up to four (4) parking spaces has been provided at the entrance for vehicles (for school bus pick-up/drop-off) as well as accommodating a central community mailbox location. Mr. O’Connell mentioned attending Technical Review meeting(s) with the various town departments was helpful; Whitinsville Water Company has reviewed proposed noting no major concerns with quantity or quality servicing project (water pressure). The DPW has reviewed the proposed sewer.

Mr. O’Connell reviewed with the Planning Board waiver requests (reference made to Andrews Survey & Engineering letter dated December 09, 2013): §222-9 C (14) (a) -Waiver requested to provide two benchmarks on each profile plan prior to endorsement; §222-9 D (9) (b) –Test pits, borings or soundings shall be taken along the center line of each street shown on the plans, at intervals of at least every 200-feet and at locations such as cut sections and areas of questionable foundation material where the subsurface conditions may affect the quality and service line of the street. Test pits shall not be backfilled until the applicant has been notified by the Board that all necessary inspections and sampling has been completed; §222-10 B (3) –Provisions satisfactory to the Board shall be made for the proper projection of streets or for the access to adjoining property, whether or not subdivided; §222-13 B –One fire alarm box shall be provided for each 1,000 linear feet or fraction thereof of street within the subdivision. Exact locations of boxes shall be specified by the Fire Chief and indicated on the plan. The circuit shall be installed so that it may be connected with a circuit on a town way adjoin the subdivision; §222-13.1 Developer will be required to purchase and install street poles and lights where designated. The old system of amortization will no longer be allowed. Activation of the lights will be determined by the Board of Selectmen; §222-27 -Applicant requests a waiver to provide sloped granite curbing along the entire length of roadway, with vertical granite headers and transitions at each catch basin; §222-29 -Applicant requests waiver to construct sidewalks of bituminous concrete (hot-mix asphalt) in accordance with MassDOT specifications M3.11.00 and Section 701; Table II –Standards for Cul-de-sacs –Applicant

requests waiver to provide more than 500-feet of cul-de-sac length without creating a looped water main connection; and Table II –Standards for Cul-de-sacs –Applicant requests waiver for the requirement of a landscaped island in cul-de-sac.

Mr. O’Connell provided a brief overview of each waiver requests; Ms. Gaudette expressed concerns with the proposed naming of the street (having a two-name street). Mr. O’Connell will review the proposed name “Valerie Anne” with the Police Chief and Fire Chief during the scheduled Safety Committee meeting of January 15, 2014. Mr. Simas sought initial input and reaction from the Planning Board members concerning the waiver requests; Mr. Bechtholdt suggested the Board solicit the input and recommendation of its consulting engineering (JH Engineering Group) for the first two (2) waiver requests: §222-9 C (14) (a) and §222-9 D (9) (b). Mr. Simas sought comments specific to waiver request concerning future projection of streets: §222-10 B (3); Ms. Dolber felt due the site topography and wetlands did not feel a future roadway would be beneficial at the end of the cul-de-sac; Mr. O’Connell indicating the abutter property (Olsen) has accessible access and frontage from Benson and would not be creating a land-locked parcel if access to the adjoining property was not provided; Mr. Bechtholdt noted if proposed subdivision roadway was to provide future access and later physically connected would make roadway a throughway, likely impacting the traffic on Highland Street and the subdivision roadway (increasing traffic). Mr. Simas asked if the Fire Chief has provided comment specific to the fire alarm call box waiver request (§222-13); Mr. Bechtholdt indicated that the Fire Chief has not required this in the past as the system is no longer utilized by the town; as part of the Fire Chief/Safety Committee’s review the Committee will provide a recommendation. Mr. Simas asked about streetlights (§222-13.1); Mr. Bechtholdt noted the applicant is not requesting eliminating streetlights; applicant shall seek recommendation of the Safety Committee concerning locations which will likely be according to the town’s Streetlight Policy. Mr. Simas asked Board members for comments thoughts regarding the request to waive curbing (§222-27 A-C), where the applicant desires to provide sloped-granite curbing and request to use hot-mix asphalt rather than concrete (§222-29); Mr. Murray suggest the Board not grant waiver for curbing or for sidewalks; Ms. Gaudette agreed; from a consistency standpoint Mr. Key also concurred with requiring vertical-granite curbing and concrete sidewalks, noting the sidewalks installed in his neighborhood have not heaved or deteriorated; Mr. Simas reviewed requiring vertical-granite curbing and concrete sidewalks seems to be the standard and this Planning Board’s preference. Mr. Simas stated waiver seems fine, noting it was his understanding that the Whitinsville Water Company has expressed no issues or concerns in extending the roadway length without creating a looped water main connection (Table II –Standards for Cul-de-sacs -waterline loop); Board members agreed. Mr. Simas suggested requiring a landscaped island within the cul-de-sac has also been a standard, however sought comments from the Planning Board members; Ms. Dobler noted that the DPW has expressed concerns in the past, noting they would prefer the cul-de-sacs not have landscape islands; Ms. Gaudette felt the landscape island should remain; Mr. Simas suggested if the curbing around the island was sloped-granite as opposed to vertical-granite neighbors may be more likely to maintain them as it would not be as difficult to get a mower there to cut the grass verses having to lift a mower over the vertical-granite curbing; Mr. Simas noted he is an advocate in allowing for sloped-granite around island cul-de-sac which would also help accommodate concerns of vehicles maneuvering around them; Mr. Bechtholdt noted in the past the Fire Department and DPW have supported waiver requests to allow for sloped-granite curbing around the islands; Ms. Gaudette noted she preferred vertical-granite over sloped-granite for its durability; Mr. Murray questioned why a landscaped island in the cul-de-sac was a requirement; Ms. Gaudette felt they added to overall look and feel of a neighborhood; Mr.

Murray noted a number of existing islands are unmaintained and look shabby; Mr. Simas suggested if the Board was to deviate from the regulations the Board should state a position as to why the Board felt waiving this requirement, which presumably is in the subdivision rules and regulations because residents want them (island cul-de-sacs); Mr. Simas noted the Board has some mixed feedback relative to waiving the cul-de-sac island; Mr. O'Connell indicating that was okay, willing to revisit another time, if required something that could be added to the proposals relatively easy, will not change technical aspects of the plan.

Mr. Simas sought follow-up comments from the Board members: Ms. Dobler noted DPW is in favor of eliminating island cul-de-sacs and would support waiving requirement; Mr. Key preferred having a landscaped island, however taking into consideration of DPW's concerns the islands should be sized to accommodate larger vehicles, would support sloped-granite curbing and reducing the landscaped island to increase the travel lane around it; Mr. Simas agreed.

The Planning Board upon motion duly made (Murray) and seconded (Dolber) voted (5-0) to TABLE waiver requests from Section 222-9 C (14) (a) and Section 222-9 D (9) (b); the Board will solicit the input and recommendations from its engineering consultant, JH Engineering Group, LLC.

Mr. Simas suggested seeking public comment on other waiver requests before taking additional votes. Prior to opening up such discussion Mr. Simas, wanting folks to understand the process, explained to residents in attendance the public hearing process, noting proceedings includes soliciting public input (for the Board) to gain additional perspectives on and hear comments relative to the development proposal. Mr. Simas suggested often challenging when land has been undeveloped for a very long time and can be disruptive to the residents in the area. Mr. Simas noted the subject property is zoned residential and is approved for development in terms of meets town requirements; everyone has rights to develop their property based on the zoning and process and procedures put in place by the town; part of the process of developing land is the public hearing for comments and concerns. With that the Planning Board welcomed residents to offer comments.

Kevin Buxton (641 Highland Street); bought their house about a year ago expressed concerns of close proximity to proposed house lots (at least 3 new homes to be located behind him) and potential loss of woods (buffer between house); Mr. O'Connell suggested proposing the best project they can based upon a number of aspects: feasibility; constructability and compliance with zoning, that said Mr. O'Connell stated they cannot offer an alternative where house lots would not be behind existing homes on Highland Street. Mr. O'Connell indicated he cannot commit to installing fencing as an added buffer, suggesting the new residents will want to have just as much buffer as the existing abutters; expectation is vegetation will be retained to the maximum extent practical for the development of the lots, noting new homes (within subdivision) will be serviced by public water and sewer which will reduce the amount of initial site clearing and will preserve a majority of woods to give new homeowners privacy from existing homes. Mr. Buxton continued noting from what he understood the property was surveyed in August, which is one of the driest months of the year; the border between my property and this property there is a pretty sizable vernal pool as well as a stream that runs through the property; concerned of potential flooding and other negative impacts that may result from altering the site, and impacting his property. Mr. Simas asked other Board members to feel free in offering responses as well, Mr. Simas explained in addition to filing with the Planning Board the subdivision proposal will go before

the Conservation Commission where the Conservation Commission will conduct its separate review of the wetland resources areas, etc. Conservation Commission will have a point of view on inspections and expects them to review when surveying and testings were performed. In regards to protection and hydrology flows, Mr. Simas believed the abutter may be on the high-side of slope; upslope from development. Mr. O'Connell confirmed briefly reviewing the existing and proposed topography of the subject property and abutting parcels, adding any increase would flow away from the property. Mr. Simas noted although his is not an attorney it was his understanding altering the hydrology of an abutting property so as to impact another property is not permitted (flooding caused) under the law and would not be allowed. Resident asked when and where the Conservation Commission will meet to discuss application; Mr. Bechtholdt clarified that the Commission will meet the evening of January 08, 2014 at the Town Hall Annex (14 Hill Street).

Maureen Buxton (641 Highland Street); explained property directly abuts the proposed subdivision roadway, asked if the project was going to be built-out all at once or are residents to expect to put up with construction traffic over the next 10-years, as people decide to buy lots and build on them? Mrs. Buxton noted they bought their house in the woods not in a development (could have stayed in Worcester); concerned of increase traffic and the condition of Highland Street to handle additional traffic. Mrs. Buxton felt allowing for future outlet (for abutting parcels fronting Benson Road) would create more problems for Highland Street; a street that is too small (narrow) for the amount of traffic today, which is in relatively poor condition and has no sidewalks; allowing for the subdivision roadway to become an outlet would dramatically increase these concerns. Mr. Simas indicated that he was not in favor of providing for future roadway extension or outlet; proposed roadway should remain as a cul-de-sac as proposed. Mr. Bechtholdt mentioned that the Safety Committee and the Board's consulting engineer would review the traffic component.

Mr. Simas indicated that he was not aware if the developer was looking to phase the project; Mr. Bechtholdt noted subdivision approval is valid for 2-years and may be extended by the Planning Board. The subdivision approval is specific to the roadway and its infrastructure; the developer could finish the subdivision road in a year, the individual lot development is not something this Board has control over; Ms. Dobler market conditions will likely dictate how quickly lots are constructed. Mrs. Buxton suggested then there is no way to gauge how long home construction would take; Mr. Simas agreed.

Mr. Bechtholdt explained as part of the Planning Board's review and determination for subdivision approval the Board is to evaluate the condition of the existing roadways providing access to the development (Highland Street & Benson Road); in addition to receiving input from abutters the Board has sought a report and recommendation from the Department of Public Works on the proposed; comments from DPW (Highway & Sewer) should include specific comments regarding the condition of the existing roadways (and infrastructure –water & sewer) noting whether or not physical improvement may be required. Mrs. Buxton asked if it was determined the condition of Highland Street needs to be improved to better serve the subdivision what financial impacts will the residents that are currently on Highland Street going to have; are we going to be paying betterment fees for sewage, roads, sidewalks and lighting. Mr. Bechtholdt indicated he could not speak to betterments; however improvements required of a subdivision approval (roadway, infrastructure, etc) would be borne by the developer; the developer would be required to make the necessary improvements as provided for in the conditions of subdivision approval.

David Blodgett (582 Highland Street) suggested if sewer is to be extended for this project the line should extend beyond the subdivision to provide opportunity for others to tie-in; observed new developments throughout town where existing homes do not benefit; little improvements within the area yet impacted by the subdivision; ending the sewer at the street provides zero benefit to properties further up that border the subdivision (5 to 6 existing homes); suggest provisions should be made to extend sewer for those who will be impacted by the development; improve property values when you development around them (existing homes) bring up the tax dollar around them. Does not like to see sewer cut through the woods should be installed within the main roadways and not behind private properties; would like the Board to consider general improvements for neighboring properties when reviewing applications.

Rick Stanley (527 Highland Street) asked if the developer could (at his discretion) change or alter the route (along Benson Road and Highland Street) to extend/install public sewer from its current terminus on Benson Road to the subdivision development after Planning Board approval; can the developer modify this at a later date without notification; plan currently proposes extending sewer along Benson Road and Highland Street (allowing for existing homes to tie-in). Mr. Simas explained any changes to the development would require approval of the Planning Board and may require refilling with a new public hearing. Mr. Stanley was concerned if the developer decided to cut the corner and run the sewer line through private property he would no longer be able to connect to sewer.

Mr. Stanley would be in favor of requiring provisions for the subdivision roadway to become a future secondary outlet for vehicles traveling on Benson Road; would help elevate traffic at the corner of Highland/Benson Road. Mr. Stanley noted although he does not live directly across from the proposed entrance suggested the Board look at requiring some screening for headlights exiting subdivision roadway.

Mr. Bechtholdt asked if Mr. O'Connell could review proposed sewer extension with the Planning Board and the residents in attendance; Mr. O'Connell in referencing the development plan explained the sewer is proposed to tie-in at Benson Road just up from Freedoms Way (manhole on Benson Road) and extend the gravity sewer main up Benson Road and up Highland Street to the project entrance; every house that the sewer main passes will have an opportunity to connect to the new gravity line. Mr. O'Connell noted that he just learned this evening that many of the homes of east side of Highland Street are already connected to public sewer via a X-country easement from Freedoms Way; those that did not benefit from the earlier connection would be able to connect to the new gravity main proposed for Highland Street; service laterals would be provided for each property to tie-in.

Mr. Stanley reiterated concerns of developer potentially shortcutting the installation of sewer by extending the sewer from the existing sewer easement from Freedoms Way; would be problematic and cause of concerns for existing homes if they were not provided to connect on Highland Street. Mr. O'Connell suggested concern was a moot point as the developer is proposing to bring sewer from Benson Road up Benson and not via the easement; if the developer was to propose a change the residents would be notified; Mr. Bechtholdt indicated that his recommendation to the Planning Board would be to require the sewer extension to be installed within the public way (Benson & Highland Street) and not via a X-country easement (if subdivision approved will require sewer in road from

Benson Road not by way easements); as Town Planner if recommendation means anything they will be required to install sewer in roadway; Mr. Simas noted as Town Planner recommendation means a lot.

Mr. Bechtholdt asked Mr. O’Connell to point out and explain where the low point in Highland Street is relative to the gravity sewer main proposed on Highland Street; Mr. O’Connell noted the gravity main could be extended approximately five house beyond the subdivision entrance on Highland Street.

Mr. Simas sought additional input and comments from the public, adding the Planning Board will likely continue its public hearing, noting a lot of information to take in; residents will have additional opportunity to offer comments. Mr. Simas explained if residents wished to review the application and what is proposed in greater detail they may do so at the Planning office.

Resident asked if sewer was to be installed along Highland Street would the homeowner(s) be required to tie-in. Mr. Bechtholdt noted he believed there is a town bylaw which may require a connection within 2-years, although not sure Mr. Bechtholdt suggested checking with the Board of Health. Mr. O’Connell was not sure of the specifics of the law however if sewer was available owners would have the option to tie-in versus replacing an old septic system (could be made if needed). Mr. Simas informed the residents that the Board would look into matter to understand what requirements are prior to making a decision.

Robert A. Parker Jr. (20 Nolet Street) explained to the Board when the sewer line was installed in the Union Street sewer project; residents were given a 2-year moratorium to connect with a 10-year betterment on taxes. Ms. Gaudette suggested the Union Street project was a town project and likely why there was a betterment.

After seeking additional comments the Planning Board considered remaining waiver requests; the Planning Board TABLED making determination(s) on the following (soliciting comments from JH Engineering Group, DPW Director, Fire Chief, and the Safety Committee): §222-9 C (14) (a); §222-9 D (9) (b); §222-10 B (3); §222-13 B; §222-13.1; and Table II –Standards for Cul-de-sacs (landscape island).

The Planning Board upon motion duly made (Murray) and seconded (Key) voted 5-0 NOT TO GRANT waiver requests for curbing; Section 222-27 A, Section 222-27 B & Section 222-27 C.

The Planning Board upon motion duly made (Murray) and seconded (Gaudette) voted 5-0 NOT TO GRANT waiver requests Section 222-29 [Sidewalks], requiring concrete sidewalks as provided for in the town’s subdivision rules & regulations.

The Planning Board upon motion duly made (Dolber) and seconded (Gaudette) voted 5-0 TO GRANT waiver request of Table II –Standards for cul-de-sacs, not to require the looping of the waterline as the Whitinsville Water Company has indicated project can be served without the need to loop the waterline.

Mr. Bechtholdt explained that he has forwarded a copy of the plan to the various municipal departments soliciting their comments and input on the application; adding the Community Planning & Development office has prepared its initial review in memorandum dated December 23, 2013 and asked

the Applicant/Engineer to provide written responses for all comments received (from planning and other departments).

Upon motion duly made (Murray) and seconded (Dolber) voted 5-0 to continue the public hearing for Leonardo Estates definitive subdivision application to Tuesday, January 28, 2014 at 7:25PM.

Mr. Bechtholdt encouraged residents, if they have concerns relative to wetlands they attend the Conservation Commission meetings as well.

OLD/NEW BUSINESS

Approval of Meeting Minutes –December 10, 2013

Upon motion duly made (Murray) and seconded (Dolber) the Planning Board voted (5-0) to ACCEPT the minutes of December 10, 2013.

Special Town Meeting –Tuesday, January 14, 2014 (7:00PM)

Point of information –no discussion.

Planning Board Report & Recommendation –Special Town Meeting Articles

Mr. Bechtholdt indicated that he would prepare the Planning Board reports for the two (2) zoning amendment articles to be considered at the Special Town Meeting: Mr. Simas offered to present the Board's reports at Town Meeting. Mr. Bechtholdt will provide a copy of the reports in advance of the Special Town Meeting detailing the Planning Board's public hearing proceedings and recommendations.

Carpenter Estates (LID Modification) –Status/Update

Mr. Bechtholdt informed the Planning Board that Coneco Engineering has addressed comments noted in JH Engineering Group's report concerning necessary plan revisions prior to Planning Board endorsement; Mr. Bechtholdt also reminded Board members that the (new) Covenant will need to be recorded along with the modified plan, as the lots have been altered as part of the Low Impact Development changes (Lot 1 will now be shown as Lot 1R, etc). The Planning Board endorsed the revised plan set at the conclusion of its meeting.

Carpenter Estates, Flexible Development –Extend Special Permit Approval

Mr. Bechtholdt explained to the Planning Board because the applicant has not acted on the special permit (Flexible Development) the permit may expire; Applicant requests the Planning Board grant an extension at this time. Mr. Bechtholdt briefly reviewed with the Board benefits of the flexible development special permit (open space) vs. a traditional conventional subdivision development. Mr. Key asked why the developer (Applicant) had not acted on the permit; Mr. Bechtholdt suggested due to the market economy and most recently efforts to modify the plan to incorporate LID –Low Impact Development techniques for stormwater management; Mr. Simas noted the subdivision has been approved by the Planning Board (2006) however has yet to commence construction; an administrative expiration. *Upon motion duly made (Murray) and seconded (Dolber) the Planning Board voted (5-0) to grant a two-year extension.*

Camelot (Phase I) Performance Bond –Status/Update

Mr. Bechtholdt informed the Planning Board that JH Engineering Group conducted a follow-up site inspection (as discussed at the December 10, 2014 meeting) to review additional improvements completed within the subdivision; accordingly the bond amount for Phase I Camelot has been adjusted to account for the vertical granite curbing and sidewalk installation along Rebecca Road. Mr. Bechtholdt will prepare a communication detailing the recalculated bond amount. Mr. Bechtholdt suggested the Planning Board write a letter to the developer (and homeowner) regarding the stonewall constructed within the right-of-way of Rebecca Road requesting they attend an upcoming meeting to discuss options to resolve concern. Planning Board agreed to include matter on its February 11, 2014 meeting.

2013 Annual Report of the Planning Board (Draft) –Discussion

Mr. Bechtholdt provided members with a draft of the Planning Board's annual report; having no discussions or comments the Town Planner will submit report to the Office of the Town Manager for inclusion in the town's 2013 Annual Report.

Linwood Mill (Pedestrian Crosswalks) –Status/Update

Mr. Bechtholdt informed the Board as far as he knew no additional discussions or dialogue between the Department of Public Works has taken place with EA Fish Development (developer of Linwood Mill) despite numerous requests to do so; most recently at its meeting of November 12, 2013 the Planning Board (Chairman Simas) asked the DPW Director to look into matter; to which the DPW Director responded he would talk with the Highway Superintendent the next morning; the following week the Safety Committee asked same of the Highway Superintendent and received a similar response. The Planning Board expressed their frustrations with the continued lack of action on behalf of the town (DPW); Mr. Simas will look to talk with the DPW Director directly. Reference is made to email communication received from Tom Reed (EA Fish Dev) December 12, 2013 and Community Planning & Development letter to the DPW Director dated October 21, 2013. Mr. Bechtholdt indicated this is a real safety concern and the Safety Committee would also look to the DPW Director for an update at its next meeting.

Medical Marijuana Model Bylaw (Draft) –Discussion

Mr. Bechtholdt explained to the Board the he will include this matter as an agenda item for discussion and not under Old/New Business for the February 25, 2014 meeting; as the Planning Board needs to review in preparation for the Spring Annual Town Meeting, at which time a warrant article to regulate such use will need to be considered (zoning moratorium through June 2014).

Farnum Circle (MGL CH 41 SEC 81W)

Tabled –no discussion.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Public Hearing Notice for Leonardo Estates; Summary of Leonardo Estates submittal; Letter dated December 9, 2013 to Planning Board from Andrews Survey & Engineering regarding Leonardo Estates Request for Waivers from Subdivision Regulations; Memo dated December 19, 2013 to Planning Board from Town Planner regarding Leonardo Estates Definitive Subdivision Initial Comments; Checklist for Definitive Plan (Leonardo Estates); Memo dated October 4, 2013 to Planning Board from

Town Planner regarding Leonardo Estates (proposed) Technical Review Meeting; Email dated December 18, 2013 to Town Planner from Whitinsville Water regarding Leonardo Estates Technical Review Meeting of December 18, 2013; Email dated December 17, 2013 to Town Planner from DPW Sewer Superintendent concerning Leonardo Estates Sewer Pump System; Email dated October 15, 2013 to Town Planner & DPW Sewer Superintendent from DPW Director concerning Leonardo Estates Sewer System Type; Letter dated October 28, 2013 to Town Planner from Building Inspector regarding Leonardo Estates Subdivision; Letter dated December 13, 2013 to Town Clerk from Town Planner regarding Leonardo Estates Engineering Consulting Services; Warrant for Special Town Meeting on January 14, 2014; Planning Board Annual Report Draft; Memo dated December 3, 2013 to All Departments, Committees, Boards and Commissions from Town Manager's Administrative Assistant/Human Resources Assistant concerning the Annual Town Report 2013; Email dated December 16, 2013 to Town Planner, DPW Highway Superintendent, Whitinsville Water Company DPW Sewer Superintendent; J & F Marinella & Fire Chief from DPW Director regarding Camelot Phase I Revised Bond Estimate; Letter dated December 12, 2013 to Town Planner from Coneco Engineering regarding Carpenter Estates Minor Modifications to Definitive Plan Peer Review; Email dated December 12, 2013 to Town Planner, Planning Board Chair, & EA Fish from EA Fish concerning Linwood Mill pedestrian crosswalk; Letter dated October 21, 2013 to DPW Director from Town Planner regarding pedestrian crosswalks at Linwood Mill; communication from Kopelman & Paige dated July 31, 2013 concerning Regulation of Medical Marijuana-Related Uses; Part 1 of 3; communication from Kopelman & Paige dated July 31, 2013 concerning Draft Model Medical Marijuana Overlay District Bylaw; Pioneer Valley Planning Commission Model Medical Marijuana Facility/Registered Marijuana Dispensary Bylaw dated December 2013; Model Medical Marijuana Bylaw/Ordinance dated December 2013; Email dated December 18, 2013 to Planning Board Chair from Town Planner concerning Presidential Farms Street Lights; Letter dated December 18, 2013 to Town Planner from Hillside Garden Estates. LLC regarding Hillside Garden Estates Road Bond Reduction; Letter dated December 17, 2013 to Town Clerk from Attorney General's Office regarding Northbridge Fall Annual Town Meeting Warrant Articles 9 and 10 (Zoning) and 8 (General); Community Planning & Development memorandum (draft) to Town Manager concerning Quarterly Report (October –December 2013); 2014 Schedule of Meeting Dates; CMRPC Quarterly Meeting Invitation and Notice for January 9, 2014; and Open Space & Recreation Plan Update Committee Agenda for January 7, 2014.

Other

Mr. Bechtholdt explained to the Board that the issue/concern with a stone wall constructed within the right-of-way of Rebecca Road (Camelot subdivision); Board suggested inviting the developer and property owner who built the wall to an upcoming meeting (February 11, 2014) to discuss option to remove wall outside of the right-of-way. Mr. Bechtholdt informed the Planning Board that a developer (Presidential Farms) recently contacted the Planning office looking for specifications on streetlights as a result of DPW's unwillingness or inability to provide such information; Board members and the Town Planner were confused as to why DPW was unable to assist, noting at the November 12, 2013 Planning Board meeting the DPW Director reviewed with the Board streetlights and what may or may not be inventoried by NGrid. Mr. Bechtholdt explained to the Board that the developer ultimately was able to located plan specifications for the streetlights and will install light(s) once delivered. Mr. Bechtholdt advised the Board that John Barges (developer -Hillside Garden Estates) has requested a bond reduction; the Planning Board's consultant JH Engineering Group shall perform a site inspection and prepare a construction estimate for remaining work; arrangements shall be made for the Board to consider this

matter at its next meeting (January 28, 2014). Planning Board received copy of Office of Attorney General certification of approval for zoning amendment articles #9 & #10 [Large Scale Solar Photovoltaic Installations]; Mr. Bechtholdt noted as part of the certification the AG's office offered some additional commentary for article #9; same provided to Town Counsel for review. Mr. Bechtholdt provided Planning Board members with copy (draft) of the Community Planning & Development quarterly report for October-December 2013. Mr. Bechtholdt mentioned at the next CMRPC Quarterly meeting a presentation and overview of Medical Marijuana will be held January 09, 2014; Mr. Murray and Mr. Simas indicated that they would plan to attend. Upon motion duly made (Murray) and seconded (Dolber) the Planning Board voted (5-0) to engage the services of JH Engineering Group LLC to perform engineering consulting services on its behalf for the 4 & 16 North Main Street site development plan application; Mr. Bechtholdt explained to the Planning Board that the Town Manager received a public records request from a Howard Fease of Purgatory Road concerning the Burdon Pond dam; in Mr. Kozak's response letter he indicated that the Planning Department may have information regarding water elevation documentation; Mr. Bechtholdt asked Planning Board members if they knew of such information in the Planning files; members were not aware of having any formal records specific to water level information suggesting perhaps the Army Corps of Engineers may have information in their records. Mr. Bechtholdt indicated that he will be meeting with the Town Moderator later this week to review the two (2) zoning amendment articles and the Planning Board report and recommendation.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, January 07, 2014 at or about 8:45 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk