



NORTHBRIDGE PLANNING BOARD
MINUTES (SITE VISIT)
Monday, August 30, 2010



HEMLOCK ESTATES SUBDIVISION DEVELOPMENT

Planning Board Site Visit –Monday, August 30, 2010 (5:00PM)

ATTENDEES

Planning Board: Janet Dolber, Edward Palmer, Barbara Gaudette,
Kevin Curtain and Richard Griggs

Town Planner: R. Gary Bechtholdt II

Consulting Engineer: James F. Malley Jr, PE

DPW: None

Applicant/Engineer: George Murray

TOPIC: HEMLOCK ESTATES

Planning Board met with George Murray, representing J&F Marinella to review the status/progress of the Hemlock Estates subdivision.

Emergency Access Road -The Board observed the installation of the emergency access drive located within the subdivision –Mr. Murray noted that the NFD conducted a site visit to inspect the emergency access road which connects to Gendron/Smith Street. Mr. Murray noted that the Fire Department signed-off on the construction, Mr. Bechtholdt noted that the Fire Chief provided letter signifying no issues with the emergency access. Mr. Murray confirmed that the gate at each access point has been installed. Mr. Bechtholdt inquired about keys to the DPW and NFD. Board members expressed concerns of potential runoff during heavy rain event. Mr. Palmer asked if the DPW had provided comments relative to emergency access and long-term maintenance. Mr. Bechtholdt will once again solicit input from the DPW. Board members suggested rip-rap (stone) to be placed along the emergency access drive (from subdivision roadway towards the gate location/ledge outcrop area). Extend from the ledge outcropping down to the roadway. Rip-rap may help slow run-off and reduce stormwater run-off concerns.

Sewer Pump Station –Mr. Murray noted that they are finishing up remaining punchlist items such as the fence enclosure (gate) and other nominal items to be addressed. Mr. Bechtholdt suggested that the DPW –Sewer Division should provide a memo to the Board noting any remaining concerns or outstanding issues.

Retaining Walls/Fencing –Board noted that an additional two (2) lengths of fence should be installed on top of the retaining wall, sidewalk-side near the intersection of Hemlock Street and Fir Hill Lane. Mr. Murray noted and would address concerns. Board members noted similar concerns with other locations, citing potential safety hazards if remained unaddressed. Specifically retaining wall located along sidewalk and units fronting Hemlock Street. Mr. Palmer suggested installing something temporary or at this point may make sense to install the permanent fencing. Mr. Murray noted that fencing would be installed and noted likely, once issues with sidewalk grading are resolved. Similarly fencing is to be installed along retaining wall (first wetland crossing) near entrance to subdivision.

Street Trees /Street Lights –Board members noted street trees still need to be planted and creating street lights may still need to be installed. Mr. Malley was asked to review the approved plans and note outstanding

issues accordingly. Mr. Murray also noted that the stop sign at Hemlock/Gendron was removed for the sidewalk installation however would be re-installed. Mr. Murray also noted that the Fire Alarm Call-box is wired and operational.

Sidewalks –Board members walked sidewalk from the sewer pump station along Hemlock Street out to Gendron and Sutton Street. Board members noted concrete aprons need to be installed, resulting in the sidewalk being carried through the driveways, maintaining and satisfying ADA requirements at all locations. Mr. Murray reviewed with Planning Board three (3) specific areas where the sidewalk/aprons need to be corrected to meet ADA. (1) Hemlock Street in front of housing units, Mr. Murray suggested that they could modify the driveway location by shifting it over and then may grade the area so that the sidewalk transitions through the concrete aprons along the driveway(s) and adjusts the slope accordingly through the length to meet back with existing sidewalk. (2) Hemlock Street/utility pole location, Mr. Murray explained that he met onsite with Mr. Malley earlier in the month and proposes to add additional sidewalk around the utility pole thereby maintain a 5-foot width around the pole. Mr. Murray also noted that the cable company has agreed to come out and correct the transition conduit piping (above ground to underground) and the extra service conduit would appropriately capped (*the 4-inch PVC /toilet piping would remain*) (3.) Sidewalk along Gendron Street to Sutton Street, Mr. Murray noted that concrete aprons would be installed at the three (3) driveway locations. Board members observed were the sidewalk terminated prior to Sutton Street with a handicapped ramp, Board members opined on whether or not the sidewalk should end at Sutton Street or within Gendron Street. Members suggested terminating within a secondary/minor roadway may be best. Ms. Gaudette suggested that the sidewalk may extend beyond its current terminus by installing some pavers out to Sutton Street. Mr. Murray suggested that they could provide additional crushed-stone and carry the sidewalk path to Sutton Street.

Roadway/Paving –Mr. Malley and Mr. Murray noted that J&F Marinella have scheduled paving for next week, most structures were initially installed at finish-grade (manholes) some of the catchbasin structures may need to be lowered/raised depending on there set elevations. Mr. Bechtholdt suggested that Mr. Malley provide two bond estimates (one without paving complete and the other with paving).

Bond Reduction Request –The Planning Board will consider the bond reduction request at its meeting of Tuesday, September 07, 2010 (7PM) at the Planning Office (21 Piedmont Street). Mr. Bechtholdt noted that he and Mr. Malley would review notes and the performance bond established by the Planning Board. Mr. Bechtholdt also noted that he would solicit input from the DPW once again specific to the emergency access road (runoff/maintenance concerns) and the sidewalks, retaining walls, roadway, etc. Mr. Bechtholdt noted that he would need to double-check as he was not sure if a bond amount specific to the emergency access road was posted or required at the time. Mr. Bechtholdt explained to Mr. Murray that he would need to review the file and the bond estimates prepared by Malley.

Adjournment –The Planning Board concluded its site visit of Hemlock Estates at or about 6:00PM.

Respectfully submitted,

R. Gary Bechtholdt II
Town Planner