



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, February 25, 2014

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

The following members of the public were in attendance: Tim Callahan (HAWK Consulting, Inc); Normand Gamache (Guerriere & Halnon, Inc); Jamie L. Roberti; Robert Cherrier; Brian Cherrier; Allen Clapp (NexAmp); and Paul Hutnak (Andrews Survey & Engineering).

I. CITIZEN FORUM

None

II. SUBMITTALS

- GROUND MOUNTED SOLAR PHOTOVOLTAIC FACILITY –SITE PLAN APPLICATION
Assessor Map 1 Parcels 97 & 98 Lasell Road/Oakhurst Road –Northbridge/Sutton

Paul Hutnak, Andrews Survey & Engineering on behalf of Sutton Solar, LLC (Applicant) submitted site development application pursuant to Article XX –Large Scale Solar Photovoltaic Installation for a 2.6 Megawatt DC rated solar electrical generating facility (1.3MW in Northbridge & 1.3MW in Sutton) to be located at 25 Oakhurst Road (Sutton)/Lasell Road (Northbridge); subject property consists of ±31.7 acres (in total) within the Business-Thee (B-3) Zoning District of Northbridge; shown on plan entitled “Solar Electric Generating Facility” prepared Andrews Survey & Engineering, Inc of Uxbridge, MA dated February 24, 2014. Mr. Hutnak provided a brief overview of subject property (Sutton/Northbridge), proposed site layout, access, etc. Mr. Bechtholdt asked about timeline for start of construction and additional permitting (State/Federal), if any beyond local site plan reviews. Allen Clapp from NexAmp indicated their hope was to be up and running later this year or the start of next year (2015). Mr. Hutnak suggested no additional permits would be required; noting they will need to perform other reviews to make sure the operation will work in terms of SRECs, etc. a process but not an actually permit. Mr. Murray asked about fencing (security fencing proposed around site) and maintenance (low maintenance ground cover to be planted). The Planning Board scheduled public meeting for March 25, 2014 (7:35PM); Town Planner will distribute submittal to the various departments and will look to host a Technical Review meeting in conjunction with Planning Board review.

- 77-79 UNION STREET –PRELIMINARY PLAN APPLICATION
Assessor Map 24 Parcel 22 (Residential –Three)

Tim Callahan, Hawk Consulting, Inc on behalf of John and Nancy Gigarjian (Owner/Applicant) of 77-79 Union Street submitted preliminary subdivision plan entitled “77-79 Union Street” for subject property identified as Assessors Map 24 Parcel 22 consisting of ±5.494 acres within the Residential Three (R-3) Zoning District for proposed subdivision road for eight (8) single-family house lots (public water & sewer); shown on plan dated January 24, 2014. Mr. Callahan indicted seeking two waivers: (1) setback

variance for existing garage (19-feet where 25-feet required) & (2) centerline profile grade (rather steep property) town regulations allow for no more than a 300-feet length at 9%; proposing 12 percent slope for roadway. Mr. Callahan noted based upon soil conditions will require blasting (bedrock). Mr. Callahan provided brief overview of proposed drainage system (2 detention ponds), noting development may be phased. Mr. Bechtholdt requested additional information concerning the phasing be provided. Mr. Bechtholdt suggested overhead utilities would require a waiver from the Planning Board. Mr. Bechtholdt briefly explained the review process for a preliminary plan. Mr. Murray questioned if proposed location of one of the detention ponds would be impacted by the existing ball fields (run-off); Mr. Callahan indicated no concern with run-off based upon observations made; run-off if any is likely maintained on the town property as he did not see any erosion. Mr. Bechtholdt asked if the centerline was marked in the field (subdivision road proposed between 2 existing homes). The Planning Board scheduled public meeting for March 25, 2014 (7:05PM); Town Planner will distribute submittal to the various departments, notify abutters and will look to host a Technical Review meeting in conjunction with Planning Board review.

III. FORM A'S

None

IV. 4 & 16 NORTH MAIN STREET –CONT. PUBLIC HEARING

§173-49.1 -Site Plan Review

Ms. Dolber explained due to the absence of Mr. Simas and Ms. Gaudette the Planning Board did not have a voting quorum to consider the site plan application; Mr. Gamache noted that he spoke with the Town Planner prior to the beginning of the meeting and understands the situation and is agreeable to a postponement. Due to a lack of quorum the Planning Board postponed and rescheduled the public hearing to Tuesday, March 11, 2014 (7:00PM). Planning Board members apologized to the Applicant and Engineer for the inconvenience.

OLD/NEW BUSINESS

Approval of Meeting Minutes –February 11, 2014

Planning Board tabled approval of meeting minutes

Vote to Cancel Planning Board Meeting –April 08, 2014

Upon motion duly made (Murray) and seconded (Key) the Planning Board voted (3-0) to CANCEL its meeting of Tuesday, April 08, 2014, as the Board will attend/participate in the Open Space & Recreation Plan Update Committee Public Workshop scheduled for the same.

Open Space & Recreation Plan Public Workshop –Tuesday, April 08, 2014

Point of information; Mr. Bechtholdt noted he coordinated with the Town Manager's Office workshop announcement to be displayed on the message board in front of Town Hall.

2014 Spring Annual Town Meeting –Tuesday, May 06, 2014 (7:00 PM)

Point of information –no discussion

2014 SATM Warrant Closes –Friday, March 07, 2014 (12:00 PM)

Point of information –no discussion

Registered Marijuana Dispensary –Public Hearing March 11, 2014

Mr. Bechtholdt noted the two (2) zoning amendment articles for Registered Marijuana Dispensary would be heard during the public hearing scheduled for March 11, 2014 (7:35PM); Mr. Bechtholdt provided the Board with a copy of memorandum dated February 18, 2014 to Attorney David Doneski, Kopelman & Paige (Town Counsel) including the draft zoning provision.

Zoning Amendment Warrant Article(s) –Vote to Sponsor

Mr. Bechtholdt asked if Planning Board had any other zoning amendments articles for consideration at this time. Mr. Bechtholdt indicated that he has not heard from Henry Lane or others regarding possible zoning amendments for consideration at the Spring Annual Town Meeting.

Camelot (Phase I) Performance Bond –Status/Update

Point of information –no discussion; Mr. Bechtholdt indicated JH Engineering Group has updated report (February 14, 2014) construction estimates eliminating the subdrains as acted on by the Board at its last meeting; Mr. Bechtholdt informed the Board the surety (cash bond) held by the Planning Board (\$310,000) is sufficient/satisfactory to bond estimate prepared by the Board's consultant (\$304,916) and as such the lot release approved by the Planning Board has been forwarded to the developer (J&F Marinella) for recording at this time.

Linwood Mill (Pedestrian Crosswalks) –Status/Update

Awaiting information from Highway Superintendent and DPW Director regarding status of proposed crosswalk and applicable regulations; Mr. Bechtholdt indicated he would contact EA Fish Development (Applicant) once the Board has more information.

Hillside Garden Estates –Status/Update

Mr. Bechtholdt noted he has not heard from John Barges (Developer) since initial word that the Board did not reduce his bond; will look to review status with JH Engineering to remove from the punchlist (cost estimate) the sidewalk around the cul-de-sac and walking trail, as these improvements were deemed not required by the Planning Board.

Farnum Circle (MGL CH 41 SEC 81W)

Tabled until after Spring Annual Town Meeting (May 2014); at which time the Board will consider further modification.

Hemlock Estates –Streetlights

Mr. Bechtholdt explained, in talking with Joseph Marinella (J&F Marinella Dev) it is his understanding that National Grid directed Mr. Marinella to remove the temporary services in preparation for National Grid to pull their own wires and energize the streetlights; unfortunately National Grid has not completed work resulting in no streetlights being operational. Mr. Bechtholdt noted that he has asked the DPW Director for assistance; talk with representatives at National Grid to address this long standing safety concern.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board agendas (draft) for March 11, 2014, March 18, 2014, and March 25, 2014; Email communication dated February 16, 2014 to Town Planner from Andrews Engineering regarding Sutton Solar, LLC (Lasell Rd / Northbridge and Oakhurst Rd / Sutton); Sutton Solar Site Plan dated February 6, 2014; Form B Preliminary Plan Application dated January 23, 2014 for Nancy Gigarjian 77-79 Union Street; Preliminary Plan of 77-79 Union Street dated January 24, 2014; Draft Certificate of Approval for 4 & 16 North Main Street; Memo dated February 18, 2014 to Kopelman & Paige from Town Planner concerning Registered Marijuana Dispensary Zoning Amendment Article(s); Proposed Registered Marijuana Dispensary Zoning Bylaw Amendment; Letter dated February 12, 2104 to Town Clerk from Town Planner concerning 2014 Spring Annual Town Meeting Zoning Amendment Article(s) – Registered Marijuana Dispensary; Northbridge Zoning Map; Letter dated February 18, 2014 to Town Clerk from Town Planner regarding Camelot Phase 1 (1A & 2A) Subdrains and bond reduction; Letter dated February 11, 2014 to Planning Board from Andrews Engineering regarding Roadway Subdrains for the Camelot; Memo dated February 13, 2104 to Town Planner from JH Engineering concerning The Camelot subdrains; Letter dated February 14, 2014 to Town Planner from JH Engineering concerning The Camelot Phase 1A Engineer's Construction Estimate; Letter dated February 14, 2014 to Town Planner from JH Engineering concerning The Camelot Phase 2A Engineer's Construction Estimate; Email dated February 12, 2014 to Planning Board from Town Planner regarding Linwood Mill Apartments crosswalk; Email dated February 18, 2014 to EA Fish from Town Planner regarding Linwood Mill Apartments crosswalk; Email dated February 19, 2014 to J & F Marinella from Town Planner concerning Hemlock Estates streetlights; 2014 Planning Board Meeting Schedule.

Other

Mr. Bechtholdt informed the Board that he sent correspondence to Town Counsel regarding the stonewall within the right-of-way of Rebecca Road (liability); once information is received from Attorney Doneski copies of same will be provided to the Board, DPW Director and the homeowner for discussion at a subsequent meeting.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, February 25, 2014 at or about 7:25 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk