



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, July 22, 2014

George Murray, Chairman noted the Planning Board currently has one (1) vacancy; recognizing the presence of a quorum the Chairman called the meeting to order at 7:05PM; Brian Massey, Barbara Gaudette and Mark Key were in attendance. R. Gary Bechtholdt II, Town Planner was also present with Cindy Key, Associate member absent.

The following members of the public were in attendance: David Brossi (Developer, Presidential Farms); Ken Konicki & Joyce Augustus

I. CITIZENS FORUM

None

II. FORM A

None

III. PRESIDENTIAL FARMS (PHASE IV) -REVIEW/DECISION

Performance Bond for Phase IV (& remainder of Phase III)

Planning Board met with David Brossi, Presidential Farms, Inc. (developer) to review the status of Phase III & Phase IV -Presidential Farms subdivision and to consider performance bond for Phase IV (establishment of) and Phase III (reduction of). Mr. Brossi provided a brief overview; noting water, sewer, drainage & binder (roadway) have been completed within Phase IV. Mr. Brossi indicated Jeff Howland (JH Engineering Group, LLC), the Board's consulting engineer has conducted a number of site inspections and has prepared a report with construction estimates for remaining work within Phase IV (report dated July 21, 2014 –with a construction value of \$227,279.50).

Mr. Brossi asked the Board, in conjunction with establishing the performance bond for Phase IV to consider a reduction for Phase III. Mr. Bechtholdt explained that he spoke with Mr. Howland earlier in the day regarding Phase III. Mr. Brossi explained he hopes to combine Phase III & IV into one Tri-Party Agreement, noting his, lender Webster Five Cents Savings Bank is agreeable to do so. Mr. Bechtholdt indicated, at this stage it is typical for developers to incorporate phases into one surety agreement.

Mr. Brossi briefly reviewed with the Board remaining punchlist items (improvements) remaining within Phase III; which includes sidewalks, street trees and topcoat. Mr. Brossi asked the Board if they prefer accepting the roadway (street acceptance) in its entirety or could he seek acceptance for portions of. Mr. Bechtholdt suggested the preference would be to consider the entire roadway; Board members agreed.

Mr. Bechtholdt requested Mr. Brossi provide a construction schedule for the remainder of Phase III, asking if he planned on completing the improvements this year; Mr. Brossi will provide a schedule for Phase III and indicated that he plans to complete the remaining punchlist items this construction season. Mr. Bechtholdt also suggested that he include updates on completing improvements within Phase IV as well. Mr. Brossi noted that the granite curbing (w/in Phase IV) was to be installed on Monday (July 21, 2014) however was delayed, resulting in a \$65,000.00 construction value to his performance bond amount for Phase IV. Mr.

Bechtholdt invited Mr. Brossi to seek additional bond reductions to the surety held when he felt it was appropriate or warranted.

Mr. Bechtholdt clarified for the Planning Board that they are asked to take three (3) separate actions this evening: (1) vote to establish a performance bond amount for Phase IV; (2) vote to reduce the performance bond held for Phase III; & (3) vote to release lots within Phase IV from the Covenant.

Planning Board reviewed JH Engineering Group, LLC report dated July 21, 2014 for Phase IV which included a construction estimate of \$227,297.50 (including 15% contingency amount); Mr. Bechtholdt suggested the Board establish the performance bond value as detailed in Mr. Howland's report for Phase IV. In regards to Phase III, Mr. Bechtholdt suggested the Board vote to reduce the amount currently held as to be determined by JH Engineering Group, LLC. Mr. Bechtholdt noted that he spoke with Mr. Howland earlier in the day and was to prepare an updated cost estimate for Phase III; noting current bond value is based on Malley Engineering (former Planning Board Consultant) report from 2 years ago. Mr. Bechtholdt indicated that Mr. Howland wants to double-check the figures before providing the Board with an amount.

Mr. Bechtholdt suggested the Planning Board could set the bond amount for Phase IV as determined by JH Engineering (\$227,297.50) and allow for the reduction of Phase III as to be determined by Mr. Howland (JH Engineering Group, LLC); Mr. Brossi would then add the two figures together and provide the Board with a new surety agreement for Phases III & IV.

Mr. Bechtholdt indicated that the Director of Public Works defers to the Planning Board's consultant for the review/inspection of the subdivision roadway and associate drainage; the Whitinsville Water Company is responsible for the inspection of the water services and the Sewer Superintendent for sewer installation; any outstanding issues relating to water and/or sewer are requested to be known prior to completing the punchlist items, with copies of JH Engineering's report(s) forwarded to the various municipal departments.

Upon motion duly made (Key) and seconded (Massey) the Planning Board voted 4-0 to establish a performance bond in the amount of \$227,297.50 for Phase IV –Presidential Farms as determined by JH Engineering Group, LLC in report dated July 21, 2014.

Mr. Murray questioned why the Board would vote on the reduction for Phase III without having the actual figures from JH Engineering Group; Mr. Bechtholdt suggested it becomes a timing issue for the developer, suggesting the Board is not scheduled to meet again until August 12, 2014; in order for Mr. Brossi to get the lot release for Phase IV he needs to formalize the performance bond (for Phase III & IV) first. Mr. Murray noted he was not concerned with the numbers provided by JH Engineering but want to clarify the process before acting on request. Mr. Brossi noted lenders do not like (allow for) two separate Tri-party agreements for the same project; the objective would be for the Board to establish an amount for Phase IV and allow for a reduction for Phase III (as to be determined by JH Engineering) that way he can prepare one agreement with his lender for both phases. Mr. Murray and other Board members concurred and understood the process.

Upon motion duly made (Key) and seconded (Massey) the Planning Board voted (4-0) to grant a bond reduction for remaining work/improvements required of Presidential Farms –Phase III in an amount to be determined by JH Engineering Group, LLC the Planning Board's consulting engineer.

Mr. Bechtholdt noted he should have the report from JH Engineering Group within the next few days, which will allow Mr. Brossi to prepare the necessary paperwork with his lender to satisfy the performance surety for Phases III & IV. Mr. Bechtholdt then briefly reviewed with the Planning Board the manner in which lots are released from a subdivision Covenant; subdivision approval, prior to recording developer covenants the lots (cannot selloff individual lots), developer constructs subdivision roadway & other improvements (water, sewer, etc.), in exchange for lot release developer secures a performance bond with the town for remaining work, after which the Board may release lots from the Covenant, developer is allowed to selloff lots (released) and/or pull building permits for home construction, once subdivision roadway is done or work completed developer may seek bond reductions until such time the roadway is readied for street acceptance consideration, after which the Board issues a formal release of municipal interest to the developer. Mr. Brossi noted the difficulties in New Hampshire years ago were developers sold-off lots without constructing the subdivision roadway; resulting in massive lawsuits.

Mr. Bechtholdt noted the next step in Mr. Brossi's process is to seek lot release for Phase IV; Mr. Brossi explained to the Board that the bank (Lenders) puts up the Tri-party agreement (performance bond) in exchange for lot release, providing them the ability to sell-off the individual lots if he was to go into default.

Mr. Bechtholdt referred the Planning Board members to the various Subdivision Rules & Regulations sections/provisions (include in their packets) concerning performance bond and lot release; the Board then reviewed letter dated July 16, 2014 from Mr. Brossi concerning the request for Phase IV lot release.

Upon motion duly made (Key) and seconded (Gaudette) the Planning Board voted (4-0) to release Lot(s) 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 66, 67, 68, 69, 70, 71, 72, & 73 (Phase IV –Presidential Farms) as shown on the Definitive Subdivision plan entitled "Presidential Farms" [Plan Book 772, Plan 96]; identified as Northbridge Assessor Plat 19 Parcel(s) 275-287 & 305-312.

In taking such action the signed Lot Release (Form P) shall be provided to Mr. Brossi for its recording upon satisfying the performance bond requirements established by the Planning Board for Phase III & Phase IV.

IV. PRESIDENTIAL FARMS (PHASE IV) -REVIEW/DECISION

Lot Release

See above discussion –Presidential Farms.

As noted, the Planning Board voted to release lots 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 66, 67, 68, 69, 70, 71, 72, & 73 from the Covenant.

V. FARNUM CIRCLE SUBDIVISION -REVIEW/DISCUSSION

Prepare Scope of Work for Third-party Construction/Survey

Mr. Bechtholdt introduce the next agenda item, referencing the following documents included in the Planning Board's packet: copy of letter(s) date July 15, 2014 to Joyce Augustus & Kenneth Konicki (14 Farnum Circle) and Tricia Lambert (21 Farnum Circle concerning Planning Board scheduled discussion for July 22, 2014; copy of memorandum dated June 11, 2014 to the Town Manager regarding Planning Board's request to the Board of Selectmen to authorize calling-in the performance bond; copy of letter dated June 11, 2014 to the Town Clerk regarding Planning Board's vote to recommend calling-in the performance

bond; copy of JH Engineering Group, LLC report dated April 10, 2014 regarding punchlist items and construction estimate for remaining work; and copy of (reduce) Farnum Circle, definitive subdivision plan.

Mr. Bechtholdt explained to the Board that he attended the Board of Selectmen meeting of July 14, 2014, where the Selectmen voted to authorize calling-in the performance bond held for Farnum Circle (reference made to Office of Town Manager memorandum dated July 17, 2014). Mr. Bechtholdt also noted according to the Town Accountant records the amount of \$19,805.65 is secured by passbook account, which may be used to complete remaining work.

Mr. Bechtholdt welcomed Kenneth and Joyce of 14 Farnum Circle and thanked them for attending the Planning Board meeting; Mr. Bechtholdt briefly reviewed the history of the subdivision and the developer's failure to complete the subdivision. Mr. Bechtholdt suggested the purpose of the Planning Board's discussion is to review with the property owners of the Farnum Circle subdivision remaining improvements required (as to be determined by the Planning Board). Mr. Bechtholdt added once the remaining work is prioritized the Planning Board will prepare a scope of work and solicit a third-party contractor to complete the work.

Mr. Bechtholdt reminded Board members and residents in attendance that it was his understanding that as part of the waivers recently granted by the Planning Board (subdivision modification /public hearing) the roadway, Farnum Circle will remain a private way and not considered for street acceptance; Board members, as well as Joyce Augustus and Kenneth Konicki confirmed same.

Mr. Bechtholdt reminded the Planning Board that Ms. Augustus and Mr. Konicki had attended previous Planning Board meetings expressing concerns with the status of the subdivision (cul-de-sac) and overhead utility pole located within their property. Mr. Bechtholdt indicated that it's his understanding that the pole(s) are located within an easement recorded with the Worcester Registry of Deeds. Mr. Bechtholdt explained that he invited the homeowners to attend tonight's meeting to assist the Planning Board in prioritizing the remaining work.

Planning Board reviewed JH Engineering report dated April 10, 2014; Mr. Murray explained the he, along with Mr. Bechtholdt (Town Planner) conducted a site visit on Friday, July 18, 2014 to observe the status of the roadway construction (pavement, landscaping, etc.) and underground utilities.

Mr. Murray asked the Board to review the JH Engineering report and remaining budget; suggesting some things may need to be adjusted and some items may need to be added/subtracted. In looking at what's currently constructed, Mr. Murray noted the cul-de-sac is at binder grade (in relatively rough shape around the edges) which transitions into the individual driveways. Mr. Murray noted, since the site visit it has been confirmed that both house lots are serviced by private well and septic systems; no town water or sewer. In reference to the As-built plan prepared for the septic system for 14 Farnum Circle Mr. Murray noted the plan show locations of existing underground electric, telephone & cable, however still will need to confirm how its connected to the home and powering the transformer box located at the end of the cul-de-sac.

Mr. Murray explained based upon his observation made during the site visit there is an existing utility pole (electric, cable, phone) on Hill Street that connects to a pole on Lot #2 (14 Farnum Circle) and then to a third pole directly next to the house (left side), from there the services run down from the pole

underground to conduit; does not know if this is where the house is fed or if it is back fed from the transformer at the cul-de-sac. Mr. Murray also noted there is a second pole on Hill Street where empty conduit has been installed (to supply services) and may be routed to a trench that is noticeable when looking at the pavement within the roadway (cul-de-sac); need to confirm where the underground services are for the house and for the transformer box.

Ms. Gaudette asked if there was a way to determine; Mr. Murray suggested perhaps MassElectric (NGrid) has drawings on file when they signed-off on the transformer. Ms. Augustus explained that she had contacted National Grid some time ago and was told there are no records; NGrid recommended she contact DIG-SAFE to mark-out the services.

Mr. Key suggested DIG-SAFE could mark the area where the lines are however, they are more or less just the gatekeeper of records and would contact the various vendors (utilities) to confirm known locations. Mr. Massey felt contacting DIG-SAFE may be a good start. Ms. Augustus indicated that she would contact DIG-SAFE.

Mr. Konicki explained to the Board, one of the holdbacks that prevented them from closing on the property (back in September 2005) was the trenching of the utilities and construction; his understanding there were delays in getting the trenches inspected by MassElectric (delays went on and on for months); eventually they moved in in mid-January (2006).

Mr. Murray asked the Town Planner to review the subdivision file to see if there is any additional information regarding the underground utilities on the definitive plan prepared by Heritage Design Group.

Mr. Bechtholdt suggested that it appears a trench/conduit for the underground utilities was done, noting the overhead service stops at the pole next to the house at 14 Farnum Circle and goes underground; the other home at 21 Farnum Circle looks to be serviced underground as there are no lines overhead from the pole. Mr. Konicki, added it was his understanding before they moved in he was told by the developer (then homeowner of 21 Farnum Circle) that their house (14 Farnum Circle) was underground and that he would be responsible for doing the remaining underground to service 21 Farnum Circle. Mr. Bechtholdt noted cable looks to be overhead for 14 Farnum Circle.

Mr. Bechtholdt surmised that the developer (Mike Lambert) likely installed the underground conduit as required of the subdivision; noting the original house (now 21 Farnum Circle) had overhead before the subdivision and suggested the pole configuration Mr. Murray reviewed earlier was used to feed the house originally. Mr. Bechtholdt suggested, perhaps during construction he (developer) utilized the overhead services and then got to a point where he need to coordinate the removal of the overhead utilities with cable, phone & electricity companies; which as we know is not always an expedited or quick transition (have a history or not working well together in prioritizing removal of services on a utility pole); and unfortunately as time passed the developer was present with other concerns which ultimately led him to eventually abandoned (for lack of a better word) the remaining work associated with the subdivision development.

Mr. Bechtholdt noted that he has attempted to contact Mr. Lambert on multiple occasions to gain a better understanding as to where things stand specific to the underground utilities, noting he knows this is of concern with Joyce and Kenneth of 14 Farnum Circle; Ms. Augustus agreed.

Mr. Bechtholdt explained what the planning Board needs to do (understanding there is a limited amount of funds in the bond) is to prioritize a scope of work to complete the subdivision. Mr. Bechtholdt noted the Planning Board waived (via definitive subdivision modification) a number of requirements and improvements (vertical-granite curbing, street trees, etc.) in an effort to have the developer complete the work (unfortunately that did not happen).

Mr. Bechtholdt reviewed with the Board; that there is no municipal water, no sewer and no drainage within the subdivision; the road (Farnum Circle) it is basically a glorified driveway that creates frontage for two house lots. Mr. Bechtholdt read through the punchlist prepared by JH Engineering, noting within the report Mr. Howland did include commentary regarding the underground service and a line item for complete E/T/CATV installation. Mr. Bechtholdt suggested the Board, if agreeable to by Joyce Augustus & Kenneth Konicki consider only paving to their driveway and incorporate the remaining portion of the cul-de-sac into a landscaped area which could transition from their front yard (potential address their snow plowing concerns during the winter months).

Mr. Bechtholdt suggested working with the property owners (14 Farnum Circle & 21 Farnum Circle) to help prioritize completion of remaining work, understanding there may not be enough money in the bond to do everything. Ms. Augustus indicated the most important thing for them would be to address the utilities; the overhead lines are low, large delivery trucks cannot access driveway and cable currently is fed from the pole closet to their home and then underground to service 21 Farnum Circle. Mr. Bechtholdt noted it is his understanding that there is a recorded easement over their property for utilities; Ms. Augustus agreed but not up her driveway.

Ms. Augustus reiterated their preference would be to do the utilities first and then the roadway and landscaping. Mr. Konicki agreed, although the other items would address the unsightliness of the road they are secondary to their concerns. Mr. Bechtholdt, in referencing JH Engineering report (bond) noted remaining items include: roadway gravel, binder, top course, and loam & seeding. Items such as concrete bonds, as-built plans and road acceptance plans may be passed over (as the road is to remain a private way and not to be considered for street acceptance); the sum of ±\$5,000 may be used for the utility services.

Mr. Bechtholdt suggested the Board continue its review, in the meantime Ms. Augustus can contact DIG-SAFE and he would reach out to a couple of developers to see what their experience has been with coordinating underground services with the various utilities to see how the Board should approach that.

Mr. Bechtholdt asked Mr. Konicki and Ms. Augustus if Tricia Lambert still lives at 21 Farnum Circle, noting he has attempted to contact her as well to provide her with an opportunity to provide comment and preferences in addressing the remaining outstanding issues (equal opportunity for both property owners to provide input). Joyce and Kenneth confirmed that Ms. Lambert still lives at 21 Farnum Circle. Mr. Bechtholdt explained if the Board decides to address the underground there may not be enough money to do the other punchlist items; Mr. Konicki and Ms. Augustus understood.

Mr. Bechtholdt suggested the road (pavement) is in relatively rough shape and will only get worse; if the Board does prioritize the utilities and spends the bulk of remaining funds there may not be another opportunity for the property owners to come back to the Planning Board (or the town) to address the roadway; want them to be aware before they commit to doing the utilities first. The Board expressed a willingness to help Mr. Konicki and Ms. Augustus with their issue the best they can.

Mr. Murray asked Mr. Konicki and Ms. Augustus to think about and consider eliminating the cu-de-sac and incorporate portions of the roadway into their driveway access to their property (extend driveway); Mr. Konicki and Ms. Augustus agreed, noting something they had considered before. Ms. Augustus commented if they did so the school bus would not be able to use the cul-de-sac to turn around. Mr. Bechtholdt and Mr. Murray asked if the buses currently use Farnum Circle; Mr. Konicki stated yes and noted a couple of times they got stuck (during the winter). Mr. Murray and Mr. Bechtholdt expressed their confusion, as it was their understanding that school buses did not access cul-de-sacs or unaccepted roads in town. Board reviewed layout of cul-de-sac and driveway locations and locations of existing utility poles on Hill Street and at 14 Farnum Circle. A “private way” or similar sign would be installed at the street.

Mr. Murray asked Ms. Augustus if she could contact NGrid once again (she noted she has an order number from previous requested never acted on) and to let them know that she is working with the town (Planning Board) to address the underground services within the subdivision; Mr. Murray offered to meet with a representative (field engineer) onsite to help resolve things.

Planning Board voted (4-0) to continue discussion to Tuesday, August 12, 2104; motion made (Mr. Massey) and seconded (Mr. Key).

OLD / NEW BUSINESS

Approval of Meeting Minutes –Tuesday, July 08, 2014

After discussion and upon motion duly made (Gaudette) and seconded (Key) the Planning Board voted (3-0-1 [Massey abstained]) to accept the meeting minutes as amended.

Monday, September 08, 2014 –Planning Board/Board of Selectmen Joint-Appointment

Mr. Murray noted the Planning Board vacancy has been advertised; those interested are encouraged to fill-out a Talent Bank form and return it to the Town Manager’s Office; arrangements have been made for the Planning Board to meet with the Board of Selectmen on Monday, September 08, 2014 for joint-appointment to fill the vacancy, which term shall expire May 2015 (Town Election).

2014 Fall Annual Town Meeting (FATM) –Tuesday, October 28, 2014 (7:00PM)

Point of information –no discussion.

2014 FATM Warrant -Closes Friday, August 29, 2014 (Noon)

Mr. Bechtholdt noted the Planning Board is scheduled to meet next on August 12, 2014, at which time the Board would need to vote to sponsor articles (zoning amendment) for the Fall Annual Town Meeting; the Planning Board would then need to hold the necessary public hearing(s) prior to Town Meeting. Mr. Bechtholdt reminded Planning Board members that an informal request was made to consider amending the height regulations within the Industrial zones (increase from 30-feet); see Planning Board meeting

minutes of May 27, 2014. Mr. Key asked if there were other standards to consider (neighboring towns); Mr. Bechtholdt will compile a list detailing what other towns allow for (building height maximum). The Planning Board may consider sponsoring an articles and/or other Zoning Amendment Articles at its next meeting.

Rebecca Road Stone Wall (Right-of-Way) –Status/Update

Mr. Massey indicated that the paperwork (indemnifying the town) has been drafted and will have his attorney review.

Linwood Mill Pedestrian Crosswalks –Update

Mr. Bechtholdt informed the Planning Board the EA Fish Development installed the pedestrian crosswalk on Linwood Avenue at the Linwood Mill Lofts. Mr. Bechtholdt will provide the Building Inspector (with copy to EA Fish Dev) indicating that the Planning Board has determined the recent installation of a crosswalk, as overseen by the Department of Public Works has satisfied Condition of Approval #13 (Special Permit/Site Development approval); noting no other offsite mitigation or improvements are required.

Pine Knoll/Hemlock Estates–Status/Update

Mr. Bechtholdt noted he has not heard from the J&F Marinella (developer) regarding status of remaining subdivision improvements; Mr. Bechtholdt reminded the Board of the transfer of units within Pine Knoll/Hemlock Estates.

Hillside Garden Estates –Status/Update

Mr. Bechtholdt informed the Board that he has been in contact with John Barge (developer) who informed him that the pointing of the granite curbing has been completed and is scheduled to do final paving later next month (August 2014), waiting on the home builder to reset some of the curbing displaced as part of home construction and also reminded Mr. Barges and his lender that the Planning office will not sign-off on any additional building permit applications until the performance bond is updated. Mr. Bechtholdt advised the Planning Board that the street tree moved by the homeowner of Lot #6 is dead and will need to be replaced. Mr. Bechtholdt indicated that he informed Mr. Barges of the trees status and that he would also contact the homeowner (Elaine Miller) as she has been designated by the developer to be the responsible party for replacing it. The Planning Board directed the Town Planner to contact the Ms. Miller regarding the street tree.

Green Meadow Court –Status/Update

Tabled –no discussion.

The Camelot -Status/Update

Mr. Bechtholdt noted once again that he has not heard from the J&F Marinella (developer) regarding overall status of remaining subdivision improvements and mentioned that he talked to Jeff Howland, JH Engineering Group, LLC (Planning Board consultant) who is also waiting to hear back from Joe Marinella. Mr. Bechtholdt noted at some point J&F Marinella will be looking to establish a bond and seek additional lot release.

Planning Board Vacancy

See discussion above -Planning Board/Board of Selectmen Joint-Appointment.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Draft Agenda for the August 12, 2014 meeting; Construction Sequencing & Erosion Control Plan for Phase IV Presidential Farms Plan; Subdivision Rules & Regulations wording Page 35 through 39 and Page 60 through 61; Email dated July 16, 2014 to Presidential Farms from Town Planner regarding Lot Release Request for Phase IV; Email dated July 14, 2014 to Town Planner from Presidential Farms concerning updated performance bond and construction schedule; Presidential Farms Construction Schedule; Letter dated May 6, 2013 to Town Clerk from Town Planner regarding Presidential Farms Phase IV and postpone required improvements to parcels A & D and to require improvements (playground & bikeway/walking path) prior to commencement of Phase V; Letter dated July 15, 2014 to Joyce Augustus & Kenneth Konicki from Town Planner regarding Farnum Circle Subdivision; Letter dated July 15, 2014 to Tricia Lambert regarding Farnum Circle Subdivision; Memo dated June 11, 2014 to Town Manager from Town Planner concerning the Farnum Circle Performance Bond; Letter dated June 11, 2014 to Town Clerk from Town Planner regarding Farnum Circle Performance Bond; Letter dated April 10, 2014 to Town Planner from JH Engineering concerning Farnum Circle Engineer's Construction Estimate; Farnum Circle Definitive Subdivision Plan; Draft Minutes of July 8, 2014; Email dated July 14, 2014 to Hillside Garden Estates, LLC from Town Planner regarding Hillside Garden Estates performance bond / surety agreement; Flyer from CMRPC regarding "Help Shape Future Growth and Preservation in Central Massachusetts;" Planning Board Meeting Schedule 2014; Open Space & Recreation Update Committee Meeting Agenda for July 22, 2014; Letter dated July 16, 2014 to Planning Board Chair from Presidential Farms, Inc. Lot Release Request for Lots 36-48 and 66-73 in Phase IV Presidential Farms.

Other

Planning Board noted receipt of site plan review application of 135 Providence Road to include ±19,308 square-feet of additional commercial/retail space, 124 parking spaces, and other associated site improvements. Board members received a copy of the following: Site Plan Review Application, Site Development Plan entitled "Retail Building Additions for 135 Providence Road" prepared by Guerriere & Halnon, Inc. dated July 14, 2014; Traffic Impact Assessment prepared by Gillon Associates dated May 2014; Stormwater Report prepared by Guerriere & Halnon, Inc. dated July 14, 2014; Project Impact Assessment prepared by Guerriere & Halnon, Inc.; and cover letter from Guerriere & Halnon, Inc. dated July 18, 2014. *The Planning Board, upon motion duly made (Gaudette) and seconded (Key) voted (4-0) to engage the services of JH Engineering Group, LLC of Worcester, MA to perform consulting services on its behalf for the above noted site development proposal.* Planning Board schedule site plan review for Tuesday, August 12, 2014 (7:05PM –Town Hall). Mr. Bechtholdt reminded Board members of the CMRPC Workshop scheduled for Wednesday, July 30, 2014 (7:00PM –Union Station) for Priority Development & Priority Preservation state designations within the Blackstone Valley (Mr. Bechtholdt is to attend and encourage members to also participate if available); Mr. Bechtholdt noted receipt of email from CMRPC regarding a Farm Survey, noting he would look to the Board of Health Administrator to assist in distributing as she has the contact information of the local farmers; Mr. Bechtholdt explained that CMRPC is looking for annual appointments for delegates, *the Planning Board upon motion duly made (Gaudette) and seconded (Key) voted (4-0) to REAPPOINT George Murray as one of the Northbridge Planning Board Delegates to the Central Massachusetts Regional Planning Commission (CMRPC) for FY15; upon separate motion duly made (Gaudette) and seconded (Massey) the Planning Board also voted (4-0) to APPOINT Mark Key as the other Northbridge Planning Board Delegate to the Central Massachusetts Regional Planning Commission (CMRPC) for FY15;* Mr. Bechtholdt informed the Planning Board of receipt of communication from the Sutton

Planning Director regarding proposed Price Chopper to be located within the planned Pleasant Valley Crossing retail development (directly off Route 146), the Planning Board reviewed the color renderings provided and expressed their concern and displeasure with the proposed façade treatment and questioned how the exterior design of the building (large geometric-panels and other industrial treatment) reflect the character and history of the Blackstone Valley, which is known from its brick and stone historic mill structures; Mr. Bechtholdt reminded Board members when they (Northbridge Planning Board) reviewed/permitted the Walmart the building façade was redesigned and changed as requested by the Board, the Planning Board directed the Town Planner to provide the Town of Sutton (Planning Director) with a letter detailing their concerns (reference made to the Route 146 Overlay District).

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, July 22, 2014 at or about 8:20 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk