



NORTHBRIDGE PLANNING BOARD

MINUTES

Tuesday, August 26, 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 7:00PM; Brian Massey, and Mark Key were in attendance. R. Gary Bechtholdt II, Town Planner was also present with Barbara Gaudette and Cindy Key, Associate member absent.

The following members of the public were in attendance: Dan Peloquin; David Barber (Blackstone Canal Conservancy); Denis LaTour; Roger Mathieu; Harry Manyard; Mark Widner; Stephen Kent; David Goyette; Michael Sasseville; Richard Sasseville; Marty Green; Paul Klocek; Gerry Caya; & Eric Smith (Central Massachusetts Regional Planning Commission -CMRPC).

(7PM–8:00PM) 2040 PROVIDENCE ROAD –REUSE PLAN/PUBLIC WORKSHOP

Mr. Bechtholdt provided a general overview and briefing on the purpose and intent of the public workshop, noting the town received a grant to work with its regional planning agency (Central Massachusetts Regional Planning Commission) for this priority development area initiatives. Mr. Bechtholdt noted a flyer was distributed by mail to abutters of the subject property, along with a press release in the Worcester Telegram & Gazette and publication on the town's webpage and local cable access channel.

Mr. Bechtholdt thanked attendees for attending and explained the purpose of the workshop was to facilitate and gather information for the preparation of a Reuse Plan for 2040 Providence Road; about the potential reuse of the site; existing conditions (land use, zoning, etc.), environmental assessment (brownfield) and explore potential redevelopment opportunities that are economically viable, environmentally sensitive and complementary to the locus area.

Before Mr. Bechtholdt introduced Eric Smith, Principal Planner for Central Massachusetts Regional Planning Agency the Planning Board and all attendees introduced themselves (see listing above). Mr. Smith then presented his PowerPoint presentation (attached). At the conclusion of the presentation attendees participated in a general Questions & Answers session and offered suggestions for new uses within the site.

Mr. Bechtholdt explained, given the historical use of the site (auto salvage yard from 1936 to early 2000's) it is recognized and understood that there will be a need to clean-up and address concerns identified in the Environmental Site Assessment prepared by Fuss O'Neil; moving forward there are generally two main influences to help encourage the redevelopment of site: (1) economic development (increase local tax base) and (2) potentially more importantly would be the environmental benefits of cleaning-up the site through redevelopment. Understanding clean-up mitigation may require substantial upfront costs to redevelop the site the purpose of the workshop again is to explore opportunities for reuse that may or may not be currently allowed within the zoning district (Business-Two) such as mixed-use (residential/commercial/retail) or other land uses yet to be identified.

Mr. Bechtholdt suggested it would be beneficial for the property owner to participate in this exercise (Reuse Study) especially if a zoning change would be required to accomplish their redevelopment plans for the site. Mr. Bechtholdt encouraged Mr. Caya to meet with him and Mr. Smith to discuss his thoughts and ideas as to what he would like to do on his property, whether it remain industrial, revised to allow for mixed-use or something else. Mr. Bechtholdt noted again that the purpose of the reuse plan and tonight's public

workshop is to explore potential redevelopment opportunities that are economically viable for the property owner, environmentally sensitive and complementary to the surrounding area; adding if the property owners desires to redevelop the property to a use that is currently not permitted (via zoning) then a zoning amendment would be required which requires a Town Meeting action. Understanding this, Mr. Bechtholdt explained that it makes sense now to have these types of discussions to vet ideas, thoughts and concerns of possible zoning changes. Attendees expressed their general support of this initiative offering various suggestions and proclaimed support of potential new zoning that would assist in the redevelopment and clean-up of the site.

Mr. Murray thanked residents for attending and noted that he looks forward to reviewing CMRPC's draft reuse study at subsequent public workshop to be held sometime in November/December of this year.

I. CITIZENS FORUM

None

II. FORM A

None

III. 135 PROVIDENCE ROAD –CONT. PUBLIC MEETING

§173-49.1 -Site Plan Review (Expansion)

Planning Board noted receipt of letter dated August 21, 2014 from Normand Gamache (Guerriere & Halnon, Inc.) on behalf of the applicant (P&AK Family Limited Partnership) requesting a continuance of the site plan review to the next available agenda to allow additional time for receipt of comments from the various municipal departments as well as the Planning Board's consulting engineer, JH Engineering Group, LLC. Mr. Bechtholdt in noting the absence of Barbara Gaudette stated if the Planning Board was to review the application tonight Ms. Gaudette would no longer be able to act on (vote) the site plan review application because she would have missed one of the site plan review discussions.

Upon motion duly made (Key) and seconded (Massey) the Planning Board voted (3-0) to continue without discussion the site plan review of 135 Providence Road to Tuesday, September 23, 2014 at 7:05PM.

OLD / NEW BUSINESS

Approval of Meeting Minutes –August 12, 2014

Planning Board tabled its review of meeting minutes of August 12, 2014.

September 09, 2014 Planning Board Meeting –Canceled (State Primaries)

Mr. Bechtholdt noted that the Planning Board has scheduled a subsequent meeting for September 16, 2014 as a result of the cancellation of the September 09, 2014 meeting.

Zoning Amendment Hearing (Maximum Height w/in Industrial zones) –September 16, 2014

Mr. Bechtholdt advised the Planning Board that a public hearing for the zoning article to amend the Table of Height & Bulk Regulations has been scheduled & advertised for Tuesday, September 16, 2014 (7:05PM).

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

Point of information –no discussion.

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

Mr. Massey informed the Planning Board that the document is still with his attorney.

Pine Knoll/Hemlock Estates–Status/Update

Mr. Bechtholdt noted that he scheduled a construction meeting with the developer and the various town departments for September 03, 2014 and plans on have J&F Marinella Development to attend the Planning Board meeting of September 16, 2014 to review the overall status of the subdivision; noting he is awaiting confirmation from Joe Marinella as to what specifically he hopes to accomplish at the Planning Board meeting.

Hillside Garden Estates –Status/Update

Mr. Bechtholdt noted receipt of correspondence from the developer, John Barges regarding his discussion with the home builder (Lot #10) and the need for him to repair the sidewalk and reinstall the granite curbing removed to accommodate the driveway for Lot #10. Mr. Bechtholdt explained that Mr. Barges also indicated that he would be coordinating roadway top coat with his paving company in the upcoming weeks. Mr. Bechtholdt noted receipt of letter from John Barges and his lender regarding the performance bond held. *Upon motion duly made (Key) and seconded Massey) the Planning Board voted (3-0) to sign an updated lenders agreement [Form K] dated August 18, 2014, in the amount of \$61,000.00 for the remaining improvements to be completed within the Hillside Garden Estates subdivision through November 30, 2014.*

Green Meadow Court –Status/Update

Tabled –no discussion.

Farnum Circle –Status/Update

The Planning Board is scheduled to review the Farnum Circle subdivision at its meeting of Tuesday, September 23, 2014 (7:35PM).

The Camelot -Status/Update

Tabled –no additional information provided by the developer, J&F Marinella Dev at this time.

Planning Board Vacancy

Mr. Bechtholdt reminded Planning Board members of the scheduled joint-appointment with the Board of Selectmen to fill the vacancy, noting the town is in receipt of a Talent Bank form from an interested resident; copy of which will be forwarded to the Planning Board members. Mr. Bechtholdt noted that he would post a meeting notice with the Office of the Town Clerk. Mr. Key indicated that he would not be able to attend; Mr. Murray asked if the Town Planner could reach out to Barbara Gaudette to remind her of this joint-appointment meeting.

Mail –Review

In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: (draft) agendas for the August 26, 2014 and September 23, 2014 meetings; Public Hearing Notice for 135 Providence Road expansion; Memo dated July 28, 2014 to Planning Board from Town Planner regarding 135 Providence Road (Site Development Expansion); Site Plan Review Checklist for 135 Providence Road (Expansion); Page 2 of the May 27, 2014 Minutes for the Pre-Submittal of 135 Providence Road Proposed Site Development Expansion; Memo dated August 6, 2014 to the Planning Board from the Town Planner concerning 135 Providence Road Site Lighting Plan; Technical Review Meeting Notes dated August 6, 2014 regarding 135 Providence Road Site Expansion; Memo dated July 31, 2014 to Planning Board from Town Planner concerning Farnum Circle Completing Remaining Punchlist Items; Email dated September 26, 2005 to Town Planner from Mike Lambert regarding Farnum Circle Schedule to Complete Remaining Items; FAX dated March 9, 2006 to Town Planner from Mike Lambert regarding Farnum Circle summary of work that has been completed and what work remains; Map of Lot #2 Farnum Circle; Email dated August 6, 2014 to Town Planner from Kenneth Konicki concerning 14 Farnum Circle Utilities Update; Draft Minutes of the July 22, 2014 meeting; Memo dated August 4, 2014 to Town Manager and Town Planner from CMRPC concerning Draft Scope and Time Budget for 2040 Providence Road PDA Reuse Plan DLTA Project; Web page of Planning Board Vacancy posted on July 16, 2014; Memo dated July 31, 2014 to Planning Board from Town Planner regarding Table of Height & Bulk Regulations in Industrial Zones; Zoning Regulations pages 44-45; Memo dated July 24, 2014 to Town Manager from Town Planner concerning Fiscal Year 2015 Goals; Memo dated July 1, 2014 to Town Manager and Board of Selectmen from Town Planner concerning Quarterly Report from April through June 2014; Email dated July 24, 2014 to John Barges from Town Planner concerning Hillside Garden Estates Street Tree; Letter dated July 24, 2014 to Elaine Miller from Town Planner concerning the street tree at Hillside Garden Estates; Email dated July 24, 2014 to Sutton Planning Director from Town Planner regarding Price Chopper façade comments; Letter dated July 24, 2014 to Sutton Planning Director from Town Planner concerning Architectural Review of Price Chopper in Route 146 Overlay District; Memo dated July 24, 2014 to Building Inspector from Town Planner regarding Linwood Mill Lofts Pedestrian Crosswalk; Letter dated July 21, 2014 to Town Planner from JH Engineering concerning Presidential Farms Phase IV Engineer's Construction Estimate; Letter dated July 20, 2014 to Town Planner from JH Engineering Group regarding Presidential Farms Phase 4 Construction Observation Report; Letter dated July 22, 2014 to Town Planner from JH Engineering Group concerning Presidential Farms Phase 4 Construction Observation Report; Letter dated July 23, 2014 to Town Planner from JH Engineering Group regarding Presidential Farms Phase 4 Construction Observation Report; CMRPC Shaping the Future Growth and Preservation in Central Massachusetts Agenda; Land Use Priority Plans; Planning Ahead for Growth Resources; Shaping the Future of Growth and Preservation in Central MA comments form(s); Newspaper article regarding State to support Lake Wickaboag dredging; Planning Board Schedule of 2014 Meetings.

Other

Mr. Bechtholdt informed the Planning Board that Governor Patrick signed the Economic Development Bill on Wednesday, August 13, 2013 (summary provided). Mr. Bechtholdt explained to the Planning Board that he is currently preparing a MassWorks Infrastructure grant application (\$1.72mil) for economic development specific to roadway improvements in conjunction with the Osterman Commerce Park, Planned Business Development on Church Street Extension; the Church Street Extension Corridor project will include extending sidewalk, creating a left-turn lane into Osterman Commerce Park and intersection improvements to Church Street Extension/Quaker Street to include signalization; Mr. Bechtholdt asked the Planning Board if they are willing to offer its support then he would include a letter in the application, in addition to those

received by Senator Moore, Representative Peterson and abutting towns. *Upon motion duly made (Key) and seconded (Massey) the Planning Board voted (3-0) to support the MassWorks grant for economic development.* Mr. Murray reminded Board members the importance of coming into the Planning office to sign documents when requested to do so, noting some documents may be more time sensitive than others and if members could make a priority to sign them it would be appreciated.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, August 26, 2014 at or about 8:40 PM.

Respectfully submitted,

Approved by Planning Board –

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk