



NORTHBRIDGE PLANNING BOARD MINUTES

Tuesday, September 07, 2010



Janet Dolber, Chair called the meeting to order at 7:00PM. Richard Griggs and Kevin Curtin were in attendance. R. Gary Bechtholdt II, Town Planner was also present. Barbara Gaudette and Edward Palmer were absent.

I. CITIZENS FORUM

Scott Donahue of Clover Hill Road inquired about the status of the Castle Hill Estates subdivision and progress made over the past several months relative to working with the developer and the DPW to complete the work.

Mr. Donahue appreciated that the catchbasin in front of his home had been fixed, however since he last spoke with the Planning Board has not heard of any updates, noting that it was his understanding that the Department of Public Works was to provide information regarding the roadways; expressing concerns with the upcoming winter and previous sanding and plowing practices during last years snowstorms. Mr. Donahue also noted that the stop sign at the corner of Clover Hill is missing, suggesting a replacement sign should be installed as soon as possible.

Ms. Dolber explained that the Town Planner on multiple occasions has asked the Director of Public Works to assist the Planning Board by providing the Board with a deficiency list, noting that the Town Manager has also been advised. Ms. Dolber noted that this matter has been included on the agendas since May and had hoped that the DPW would have provided comments before now.

Mr. Bechtholdt noted that he scheduled and attended two (2) site inspections with the Director of Public Works and Highway Superintendent in May, however reporting from the DPW has not been received. Mr. Bechtholdt added that he has spoken with the Director of Public Works several time regarding this matter and will do so again after this meeting. Mr. Griggs asked that the DPW Director also be advised of the missing stop sign. Mr. Bechtholdt was not sure if DPW was already aware of this or not and would check with Mr. Sasseville, the DPW Director.

Mr. Donahue indicated that he may attend the next scheduled Board of Selectmen's meeting to see if they can get DPW to move on this. Planning Board members expressed their concerns and understands the frustrations. Board agreed and hoped that sanding and plowing would not be an issue this winter. Ideally wanted outstanding issues resolved this summer and have the roadways considered for acceptance at this fall town meeting. Mr. Bechtholdt explained that he would talk again with the Town Manager and Director of Public Works about the deficiency list as well as the stop sign.

II. ANR PLAN (71 HIGH STREET) -REVIEW

Rick Hathaway of Andrews Survey & Engineering reviewed with the Planning Board ANR plan entitled "Division of Land 71 High Street in Northbridge, MA" dated August 19, 2010 and stamped by Byron J. Andrews, Land Surveyor for subject property (71 High Street) –Assessor Map 7 Parcel(s) 233 & 234.

Upon motion duly made and seconded the Planning Board voted (3-0) to GRANT an ANR endorsement. The intent of the ANR plan is to convey Parcel A, not a separate building lot, from Assessor Map 7 Lot 233 (71 High Street) to Assessor Map 7 Lot 234 (161 Hill Street) as shown and described on plan.

III. HEMLOCK ESTATES -BOND REDUCTION REQUEST /SUBDIVISION PERFORMANCE SURETY

Mr. Bechtholdt indicated that he spoke with George Murray on behalf of the applicant (J&F Marinella) about continuing this bond reduction request to the first meeting in October, as the developer is scheduled to perform additional work that will likely affect the bond values offered by James Malley in his report dated September 04, 2010.

Mr. Bechtholdt added that he reviewed the file and confirmed that the performance surety currently established with the Board does not include the emergency access drive or the sidewalk out to Sutton Street and as such a reduction may not be in order at this time, however if additional work is performed a reduction may then be warranted. Mr. Bechtholdt suggested that the Board table this matter to its October 12, 2010 meeting. Upon motion duly made and seconded the Planning Board voted (3-0) to continue the bond reduction request to Tuesday, October 12, 2010.

OLD / NEW BUSINESS

Minutes –Approval

Planning Board upon motion duly made and seconded voted (3-0) to ACCEPT the meeting minutes of August 30, 2010 concerning the Hemlock Estates site walk.

Public Workshop Open Space/Master Plan –Tuesday, September 28, 2010 (7PM –Town Hall)

Mr. Bechtholdt noted that the meeting will begin at 6:30PM to review the Fairlawn Christian Reformed Church site plan.

Amendment /Zoning Overlay Map –Scheduling of Public Hearing

Mr. Bechtholdt informed the Board that arrangements for the public hearing would be made for October 12, 2010.

2010 Fall Annual Town Meeting –Tuesday, October 26, 2010

Mr. Bechtholdt noted the date of the Fall Annual Town Meeting and the date of the closing of the warrant (Friday, September 10, 2010), as well as asked the Planning Board if they want to sponsor any other articles in addition to the Rocky Road Street Acceptance and Overlay Zoning Map. Board members noted if the Castle Hill Estates subdivision had advance perhaps the subdivision roadways would have been considered.

Castle Hill Estates –Status

See above.

Mail –Review

In addition to discussing the above the Planning Board received the following: DRAFT meeting minutes from August 30, 2010 site visit of Hemlock Estates; email communication from Mark Kuras, Sewer Superintendent concern Hemlock Estates; Malley Engineering report dated July 30, 2010 regarding

Presidential Farms Phase 3; email communication from Town Counsel received September 02, 2010 concerning scheduling of site visit of Presidential Farms agriculture property; Planning memorandum dated August 30, 2010 to Town Counsel regarding the Rocky Road street acceptance; email communication sent September 03, 2010 from the Town Planner concerning possible scheduling of additional meetings to satisfy legal requirements for the layout of Rocky Road; letter dated August 23, 2010 from Tunison Smith concerning Shining Rock Golf Community Phase III Lot Release (Planning Board arranged for a September 13, 2010 site walk 5PM); email communication from Roy Uthoff received September 07, 2010 concerning Shining Rock Golf Community and driveways along Clubhouse Lane; email communication from a Darci Schofield regarding open space in Northbridge received September 02, 2010; email communication from Susan Brower, DPW Secretary regarding notification to Blackstone-Chicago Corporation about missing stop sign within the Castle Hill Estates subdivision; and email communication from Susan Brower received September 01, 2010 concerning notice to Mr. Lane and update on the status of the reimbursement to the town for snow removal and DPW's filing in small claims suit against.

Adjournment

Having no additional business the Planning Board adjourned its meeting of Tuesday, September 07, 2010 at or about 8:15 PM.

Respectfully submitted,

R. Gary Bechtholdt II
Town Planner

Cc: Town Clerk