



TOWN OF NORTHBRIDGE
PLANNING BOARD
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-2447

FAX: (508) 234-0821

AGENDA
TUESDAY, JANUARY 08, 2019

Northbridge Memorial Town Hall, 7 Main Street
Board of Selectmen Room
7:00 PM

I. CITIZENS FORUM

II. FORM A

III. (7:05PM) SYNCARPHA NORTHBRIDGE I -CONT. PUBLIC MEETING
(Modification) Site Plan Review: Large-Scale Solar Photovoltaic Installations
Assessor Map 14 Parcel15 -Church Street

SYNCARPHA NORTHBRIDGE II -CONT. PUBLIC MEETING
(Modification) Site Plan Review: Large-Scale Solar Photovoltaic Installations
Assessor Map 14 Parcel 22 -Providence Road

IV. (7:25 PM) PLANNED BUSINESS DEVELOPMENT -CONT. PUBLIC HEARING
Special Permit [§173-47 B (2)] & Site Plan Review [§173-49.1]
Auto Repair, Car Wash & Contractors' Yard
Assessor Map 2, Parcel(s) 36 & 37 -Main Street & Water Street

OLD / NEW BUSINESS

Approval of Meeting Minutes –November 27, 2018
2019 Spring Annual Town Meeting -Tuesday, May 07, 2019
2019 SATM Warrant Closure -Friday, March 08, 2019
CMRPC –(DLTA) District Local Technical Assistance Application (January 10, 2019)
Open Space & Recreational Plan Update Committee -Planning Board Representative
Northbridge Community Preservation Committee -Planning Board Representative
Presidential Farms Open Space Parcel(s) A & D -Status/Update
Presidential Farms Phase II & V -Performance Surety/Lot Release Request
Hemlock Estates -Performance Surety [Form G] -Extend/Update
Camelot -Performance Surety [Form G] -Extend/Update
Carpenter Estates -Request to Waive Island Cul-de-sac
Green Meadow Court -MGL CH 41 SEC 81U -Proceedings
Subdivision Streetlights -Update from DPW
Planning Board -Associate Member (Vacancy)
Planning -Weekly Report(s)
Planning Board Concerns
Mail -Review
Other

Please note this Planning Board Agenda may be subject to change.
The next meeting of the Planning Board is scheduled for January 22, 2019

*[An audio recording of the meeting may be made to assist in the preparation of minutes; such recording will not be archived]
Meeting minutes shall serve as the official record of the Planning Board*



TOWN OF NORTHBRIDGE
PLANNING BOARD
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-2447

FAX: (508) 234-0821

AGENDA
TUESDAY, JANUARY 22, 2019

Northbridge Memorial Town Hall, 7 Main Street
Board of Selectmen Room
7:00 PM

DRAFT

- I. **CITIZENS FORUM**
- II. **FORM A**
- III. **(7:05 PM) WINSTON WOODS DEFINITIVE SUBDIVISION**
Chapter 222 -Subdivision Rules & Regulations
Assessors Map 15A Parcels 224-232 -Spring Street
- IV.

-CONT. PUBLIC HEARING

OLD / NEW BUSINESS

Approval of Meeting Minutes –
Subdivision -Status/Update(s)
Draft FY2020 PB Budget - Review
Planning Board -Associate Member (Vacancy)
Planning -Weekly Report(s)
Planning Board Concerns
Mail -Review
Other

Please note this Planning Board Agenda may be subject to change.

The next meeting of the Planning Board is scheduled for February 12, 2019

*[An audio recording of the meeting may be made to assist in the preparation of minutes; such recording will not be archived]
Meeting minutes shall serve as the official record of the Planning Board*

December 22, 2018

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588



**Subject: Syncarpha Northbridge I Community Solar Project
Church Street - Northbridge
Site Plan "Peer Review"**

JHEG Job #: C0034-32

Dear Mr. Bechtholdt:

We are in receipt of the following:

1. Response letter dated November 27, 2018 to R. Gary Bechtholdt II, Town Planner, Town of Northbridge Community Planning and Development entitled Syncarpha Northbridge I Community Solar Project, Church Street, Northbridge, MA, Site Plan Amendment Peer Review Response, prepared by Devin P. Howe, EIT,. Project Manager Beals Associates, Inc..
2. Full sized plans entitled "Pre-Development Watershed Map" and "Post-Development Watershed Map", Syncarpha Northbridge I & II Community Solar Project Church Street and Providence Road, Northbridge, Massachusetts" prepared by Beals Associates, dated April 30, 2018.

JH Engineering Group, LLC has been requested to provide a "Peer Review" of Site Plan submittal to the Northbridge Planning Board and the Notice of Intent Filing with the Northbridge Conservation Commission. The reviews are based upon Chapter 173 – Zoning, Town of Northbridge, Massachusetts, Town of Northbridge Chapter 222 – Subdivision Rules & Regulations, Town of Northbridge Wetlands Protection Bylaw, and general engineering practice. The following comments are in response to our November 9, 2018 letters. Our original comments from the November 9th letter are in italics with our response to the latest submittal information provided in bold. The original numbering system from the November 9th letter has been maintained.

Our comments are as follows:

1. *We compared the previously submitted plans (latest revision date August 10, 2018) with the new set and found the proposed tree clearing limits appear to be generally in the same vicinity assumed tree clearing limits (though a tree clearing limit line was not previously provided).*

No further comment necessary.

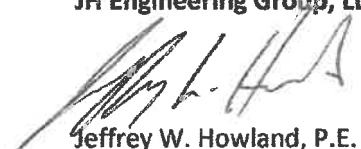
- 2. The Applicant should verify if the assumptions used for woods versus meadow in the Stormwater Management Report for each of the effected drainage areas remains the same. Though the tree stumps will remain, we would assume the area would become meadow versus woods. If the land cover is different provide a summary of the changes and if necessary modify the calculations.*

Acknowledged. Per the response letter and a review of the Stormwater Management Report and the full-sized Watershed Maps, we concur that the previously submitted computations are reasonable. However, if the Board and/or the Conservation Commission requires that the stumps of the trees within the tree cutting area are to be removed and the area seeded, the Applicant's Engineer (Beal Associates) shall re-evaluate the Stormwater Management computations and submit revised or updated computations and plan revisions to the Planning Board for re-review.

- 3. All previous outstanding comments from our October 23, 2018 letter should remain.*
A Copy of our October 23, 2018 letter is attached.

If you have any questions or comments concerning this matter, please feel free to contact our office.

Sincerely,
JH Engineering Group, LLC



Jeffrey W. Howland, P.E.
President

Cc: David Pickart, via e-mail

August 23, 2018

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588

**Subject: Syncarpha Northbridge I Community Solar Project
Church Street - Northbridge
Site Plan "Peer Review"**

JHEG Job #: C0034-32

Dear Mr. Bechtholdt:

We are in receipt of the following:

1. Plan entitled "Plans to Accompany Permit Documents for Syncarpha Northbridge I Community Solar Project, Church Street, Northbridge, Massachusetts" prepared by Beals Associates, dated April 30, 2018, latest revision date of August 10, 2018.
2. Plan entitled "Plans to Accompany Permit Documents for Wetland Resource and Buffer Restoration Project, Church Street and Providence Road, Northbridge, Massachusetts" prepared by Beals Associates, dated April 30, 2018, latest revision date of August 10, 2018.

JH Engineering Group, LLC has been requested to provide a "Peer Review" of Site Plan submittal to the Northbridge Planning Board and the Notice of Intent Filing with the Northbridge Conservation Commission. The reviews are based upon Chapter 173 – Zoning, Town of Northbridge, Massachusetts, Town of Northbridge Chapter 222 – Subdivision Rules & Regulations, Town of Northbridge Wetlands Protection Bylaw, and general engineering practice. The following comments are in response to our June 25, 2018 and August 2, 2018 letters. Our original comments from the June 25th and August 2nd letter are in italics with our response to the latest submittal information provided in bold. The original numbering system from the June 25th letter has been maintained. Comments that were previously acknowledged have been removed for brevity.

Our comments are as follows:

1. *It is our understanding the subject parcel is subject to an Enforcement Order from the Northbridge Conservation Commission and/or MA DEP. Any site related improvements as a result of complying with the Enforcement Order shall be provided on the site plan.*

August 2, 2018

Per the response letter, the Applicant has agreed to remedy the concerns raised in an Enforcement Order by the Northbridge Conservation Commission. The Enforcement Order was issued to the Timber Agent; however, the Enforcement Order ultimately goes against the property owner. It is our recommendation that the final plan issued for construction has all the conditions required by the Planning Board and Conservation Commission in the same plan set so there is no confusion or misunderstanding on the requirements of each Board.

Acknowledged. A separate plan for the wetland restoration has been provided. We recommend that a Condition of Approval reference the Wetland Resource and Buffer Restoration Project Plan set as the proposed work for the restoration is in some cases adjacent to work proposed as part of the solar array project and in other locations not within the area of work associated with the solar array.

- 3. Prior to the start of construction, provide a copy of the Electronic Filing of the Notice of Intent to the EPA for the Construction General Permit to the Planning Board.*

August 2, 2018

Per the response letter, the electronic filing of the NOI to the EPA will be provided to the Planning Board prior to the start of construction. We recommend this comment be a Condition of Approval.

In addition to a copy of the electronic copy of the NOI being submitted to the Planning Board, we recommend that a copy of the SWPPP also be provided.

- 9. Prior to the start of construction, provide the Planning Board, if different than the current proposed location, a revised plan showing the actual Nation Grid pole placement at the demarcation point.*

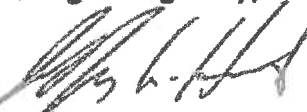
August 2, 2018

Per the response letter, a revised plan will be submitted to the Planning Board if the pole locations vary from the approved plans. We recommend this comment be a Condition of Approval.

No further comment necessary.

If you have any questions or comments concerning this matter, please feel free to contact our office.

Sincerely,
JH Engineering Group, LLC



Jeffrey W. Howland, P.E.
President

January 09, 2019

Doreen A. Cedrone, Town Clerk
Northbridge Memorial Town Hall
7 Main Street, Whitinsville, MA 01588

CERTIFICATE OF APPROVAL [MODIFICATION]

SYNCARPHA NORTHBRIDGE I COMMUNITY SOLAR PROJECT

Owner: Leonard Jolles, Whitinsville Redevelopment Trust (Whitinsville, MA)
Applicant: Keith Akers, Syncarpha Northbridge I LLC (New York, NY)
Title of Plan: "Syncarpha Northbridge I -Community Solar Project Church Street"
Prepared By: Beals Associates, Inc.
Engineer: Todd P. Morey, PE No. 48865
Dated: April 30, 2018 & REVISED October 22, 2018
Assessor Plat Info: Map 14 Parcel 15 -Church Street (±95.25 acres)
Zoning District(s): Industrial-One (I1)
Zoning Provision: Article XX, Large-Scale Ground-Mounted Solar Photovoltaic Installation (LGSPI)

Dear Ms. Cedrone:

Please be advised at its meeting on Tuesday, January 08, 2019, the Planning Board, upon motion duly made (XXXX) and seconded (XXXX) voted (X-X) to APPROVE WITH CONDITIONS, the above referenced site development plan modification for Syncarpha Northbridge I, LLC to allow for additional tree removal within previously designated wetland buffer area to maximize production and efficiency of the large scale ground-mounted solar photovoltaic facility to be located off Church Street pursuant to Article XX of the Northbridge Zoning Bylaw. Conditions of Approval are listed on pages 2-3, attached hereto.

NORTHBRIDGE PLANNING BOARD – NORTHBRIDGE, MASSACHUSETTS

Cc: Town Manager/BOS
Northbridge Fire Dept.
Conservation Commission

J. Shuris, DPW Director
Town Treasurer
Applicant/Engineer

J. Sheehan, Building Inspector
J. Howland, JH Engineering
Assessors

(Date)

/File

LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION -SITE PLAN REVIEW (MODIFICATION)

In granting APPROVAL WITH CONDITIONS, the Northbridge Planning Board has taken into consideration the standards for review set forth and described in the Town of Northbridge Zoning Chapter 173 Section 173-49.1 [Site plan review by Planning Board] and Article XX –Large Scale Ground Mounted Solar Photovoltaic Installations, as well as, communication and correspondence received as noted herein.

The Planning Board opened its public meeting for site plan review of Syncarpha Northbridge I -Church Street (Modification) on Tuesday, November 27,2018 and concluded same January 08, 2019.

Pursuant to Section 173-49.1 D (2) [Application and review procedure], the Planning Board engaged the services of JH Engineering Group, LLC to perform engineering consulting services on its behalf. A Review & Inspection Account specific to the project has been established; remaining funds, if any will be returned to the Applicant/Engineer upon completion of the site development.

Reference is made to the following documents received by the Northbridge Planning Board from the Applicant/Engineer: site development plan entitled “Syncarpha Northbridge I -Community Solar Project Church Street” prepared by Beals Associates, Inc. original issue date of April 30, 2018 and revised date of October 22,2 108, consisting of the following plan sheets: Cover Sheet, Overall Grading and Drainage Plan (C3.0), Grading and Drainage North (C3.1), Grading and Drainage Northeast (C3.2), Grading and Drainage Northwest (C3.3), Grading and Drainage Southwest (C3.4), & Grading and Drainage Southeast (C3.5); Stormwater Management Report prepared by from Beals Associates, Inc. original issue date of April 30, 2018 and revised October 22, 2018; site plan review narrative letter dated October 24, 2018 prepared by Beals Associates, Inc.; copy of letter dated October 23, 2018 from Beals Associates, Inc. to Northbridge Conservation Agent; copy of response letter date December 03, 2018 from Beals Associates, Inc. to Northbridge Conservation Agent regarding comments from Atty. Stephen J. Philbin; email communication received December 05, 2018 from Todd P. Morey, Beals Associates, Inc. regarding additional felled trees (fuel load); and response letter dated ZZZ from Beals Associates, Inc. regarding comments from JH Engineering Group, LLC.

Reference is made to the following documents and correspondences received by the Planning Board: Review Report Form dated October 30, 2018; JH Engineering Group peer review letter dated November 09, 2018; email communication received December 05, 2018 from Fire Chief David White regarding necessary removal of additional felled trees; copy of letter to the Conservation Commission dated November 19, 2018 from Attorney Philbin Law Offices.

CONDITIONS OF APPROVAL:

1. As agreed to, Syncarpha Northbridge shall remove materials from additional tree clearing activities as may be approved and required of the Northbridge Conservation Commission. Reference is made to memorandum dated XXX from the Northbridge Fire Chief.
2. All conditions of approval issued and required of the previously approved Syncarpha Northbridge II -Community Solar Project (Providence Road) shall remain in full force and effect.

Reference is made to Planning Board Certificate of Approval dated July 11, 2018; attached hereto.

3. Pursuant to Section 173-49.1 I (2) of the Northbridge Zoning Bylaw this site plan approval shall lapse in one (1) year, if a substantial use thereof has not commenced, except to good cause, which shall not include such time required to pursue or await the determination of an appeal.
4. Violation of any condition(s) noted herein or failure to comply with this site plan development approval shall subject the Owner/Applicant to zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A and as otherwise provided in the Northbridge bylaws.

WAIVERS:

Based on its finding the Planning Board WAIVED the Development Impact Assessment, Section 173-49.1 E (2) (p) of the Northbridge Zoning By-Laws. As provided for in Section 173-49.1 E (3) of the Northbridge Zoning By-Law the Planning Board may waive any requirements if it believes that the requirement is not necessary based upon the size and scope of the project.

December 22, 2018

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588



Subject: Syncarpha Northbridge II Community Solar Project
Church Street - Northbridge
Site Plan "Peer Review"

JHEG Job #: C0034-33

Dear Mr. Bechtholdt:

We are in receipt of the following:

1. Letter dated October 23, 2018 to David Pickart, Northbridge Conservation Agent entitled Syncarpha Northbridge II Community Solar Project, Providence Street, Northbridge, MA, Request to Amend Order of Conditions, prepared by Devin P. Howe, EIT,. Project Manager Beals Associates, Inc.
2. Letter dated October 23, 2018 to R. Gary Bechtholdt II, Town Planner, entitled Syncarpha Northbridge II Community Solar Project, Providence Street, Northbridge, MA, Amendment to Site Plan Approval, prepared by Devin P. Howe, EIT,. Project Manager Beals Associates, Inc.
3. Letter dated October 23, 2018 to R. Gary Bechtholdt II, Town Planner, entitled Syncarpha Northbridge II Community Solar Project, Providence Street, Northbridge, MA, Stormwater Management Revisions, prepared by Devin P. Howe, EIT,. Project Manager Beals Associates, Inc.
4. Plan entitled "Plans to Accompany Permit Documents for Syncarpha Northbridge II Community Solar Project, Providence Street, Northbridge, MA" prepared by Beals Associates, dated April 30, 2018, latest revision date of October 22, 2018.
5. Document entitled Stormwater Management Report, Syncarpha Northbridge I and II Community Solar Project prepared by Beals Associates, Inc., dated April 30, 2018, latest revision date October 22, 2018.
6. Full sized plans entitled "Pre-Development Watershed Map" and "Post-Development Watershed Map", Syncarpha Northbridge I & II Community Solar Project Church Street and

7. Providence Road, Northbridge, Massachusetts" prepared by Beals Associates, dated April 30, 2018.

JH Engineering Group, LLC has been requested to provide a "Peer Review" of Site Plan submittal to the Northbridge Planning Board and the Notice of Intent Filing with the Northbridge Conservation Commission. The reviews are based upon Chapter 173 – Zoning, Town of Northbridge, Massachusetts, Town of Northbridge Chapter 222 – Subdivision Rules & Regulations, Town of Northbridge Wetlands Protection Bylaw, and general engineering practice.

Our comments are as follows:

1. We compared the previously submitted plans (latest revision date August 10, 2018) with the new set and found the proposed tree clearing limits appear to be generally in the same vicinity as the assumed tree clearing limits (though a tree clearing limit line was not previously provided) except where identified in the response letters..
2. Per the response letter and a review of the Stormwater Management Report and the full-sized Watershed Maps, we concur that the previously submitted computations are reasonable. However, if the Board and/or the Conservation Commission requires that the stumps of the trees within the tree cutting area are to be removed and the area seeded, the Applicant's Engineer (Beal Associates) shall re-evaluate the Stormwater Management computations and submit revised or updated computations and plan revisions to the Planning Board for re-review.
3. We recommend an emergency spillway be provided for Basin #7. This basin is the closest to an abutting property line.
4. Pre-development subcatchment 11S and post-development subcatchments 105S and 106S, though ultimately discharge to the same location, the flowpath (out of Basin #7) has been altered from the pre-development condition and is now concentrated versus a dissipated discharge along the property line. Verify the channelizing of the flow from Basin #7 will not have an adverse impact on the abutting property at the boundary line between to the abutter and the subject parcel.
5. The proposed Road 'H' has a steep section (11.78%) just prior to the intersection with Road 'A'. The design intent is for the runoff from Road 'H' to be directed to a swale along Road 'A' to Basin #8. We recommend the swale be extended along eastern side of Road 'H' to assure the runoff is not directed across the Road 'A' intersection towards the wetlands.
6. All previous outstanding comments from our October 23, 2018 letter should remain.

December 22, 2018

Site Plan "Peer Review"

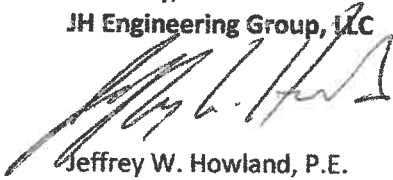
Syncarpha Northbridge II Community Solar Project

Page 3

If you have any questions or comments concerning this matter, please feel free to contact our office.

Sincerely,

JH Engineering Group, LLC

A handwritten signature in black ink, appearing to read "Jeffrey W. Howland". The signature is stylized and written over the printed name below it.

Jeffrey W. Howland, P.E.

President

January 09, 2019

Doreen A. Cedrone, Town Clerk
Northbridge Memorial Town Hall
7 Main Street, Whitinsville, MA 01588

CERTIFICATE OF APPROVAL [MODIFICATION]

SYNCARPHA NORTHBRIDGE II COMMUNITY SOLAR PROJECT

Owner: Leonard Jolles, Whitinsville Redevelopment Trust (Whitinsville, MA)
 Applicant: Keith Akers, Syncarpha Northbridge I LLC (New York, NY)
 Title of Plan: "Syncarpha Northbridge II -Community Solar Project Providence Road"
 Prepared By: Beals Associates, Inc.
 Engineer: Todd P. Morey, PE No. 48865
 Dated: April 30, 2018 & REVISED October 22, 2018 (& as revised thru 01.08.2019)
 Assessor Plat Info: Map 14 Parcel 22 -Providence Road (±57.24 acres)
 Zoning District(s): Industrial-One (I1)
 Zoning Provision: Article XX, Large-Scale Ground-Mounted Solar Photovoltaic Installation (LGSPI)

Dear Ms. Cedrone:

Please be advised at its meeting on Tuesday, January 08, 2019, the Planning Board, upon motion duly made (XXXX) and seconded (XXXX) voted (X-X) to APPROVE WITH CONDITIONS, the above referenced site development plan modification for Syncarpha Northbridge II, LLC to increase (revise) the number (layout) of solar panel arrays and to allow for additional tree removal within previously designated wetland buffer area to maximize production and efficiency of the large scale ground-mounted solar photovoltaic facility to be located off Providence Road pursuant to Article XX of the Northbridge Zoning Bylaw. Conditions of Approval are listed on pages 2-3, attached hereto.

NORTHBRIDGE PLANNING BOARD – NORTHBRIDGE, MASSACHUSETTS

(Date)

Cc:	Town Manager/BOS Northbridge Fire Dept. Conservation Commission	J. Shuris, DPW Director Town Treasurer Applicant/Engineer	J. Sheehan, Building Inspector J. Howland, JH Engineering Assessors	/File
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LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION -SITE PLAN REVIEW (MODIFICATION)

In granting APPROVAL WITH CONDITIONS, the Northbridge Planning Board has taken into consideration the standards for review set forth and described in the Town of Northbridge Zoning Chapter 173 Section 173-49.1 [Site plan review by Planning Board] and Article XX –Large Scale Ground Mounted Solar Photovoltaic Installations, as well as, communication and correspondence received as noted herein.

The Planning Board opened its public meeting for Site Plan Review of Syncarpha Northbridge II - Providence Road (Modification) on Tuesday, November 27, 2018 and concluded same January 08, 2019.

Pursuant to Section 173-49.1 D (2) [Application and review procedure], the Planning Board engaged the services of JH Engineering Group, LLC to perform engineering consulting services on its behalf. A Review & Inspection Account specific to the project has been established; remaining funds, if any will be returned to the Applicant/Engineer upon completion of the site development.

Reference is made to the following documents received by the Northbridge Planning Board from the Applicant/Engineer: Application for Site Plan Review dated October 23, 2018; site development plan entitled “Syncarpha Northbridge II -Community Solar Project (Providence Road)” prepared by Beals Associates, Inc. original issue date of April 30, 2018 and revised October 22, 2018, consisting of the following plan sheets: Cover Sheet, General Notes (C0.1), Overall Existing Conditions Plan (C1.0), Existing Conditions Plan West (C1.1), Existing Conditions Plan Center (C1.2), Existing Conditions Plan East (C1.3), Overall Site Plan (C2.0), Site Plan West (C2.1), Site Plan Center (C2.2), Site Plan East (C2.3), Overall Grading and Erosion Plan (C3.0), Grading and Drainage Plan West (C3.1), Grading and Drainage Plan Center (C3.2), Grading and Drainage Plan East (C3.3), Wetland Creation Plan (C4.0), Erosion and Sedimentation Control Plan West (C5.0), Erosion and Sedimentation Control Plan Center (C5.1), Erosion and Sedimentation Plan East (C5.2), Gravel Roadway Profiles (C6.0), Details (C7.0-C7.5); Stormwater Management Report prepared by from Beals Associates, Inc. original issue date of April 30, 2018 and revised October 22, 2018; Site Plan Review narrative letter dated October 23, 2018 prepared by Beals Associates, Inc.; Stormwater Management narrative letter dated October 23, 2018 prepared by Beals Associates, Inc.; copy of letter dated October 23, 2018 from Beals Associates, Inc. to Northbridge Conservation Agent; copy of response letter date December 03, 2018 from Beals Associates, Inc. to Northbridge Conservation Agent regarding comments from Atty. Stephen J. Philbin; email communication received December 05, 2018 from Todd P. Morey, Beals Associates, Inc. regarding additional felled trees (fuel load); and response letter dated ZZZ from Beals Associates, Inc. regarding comments from JH Engineering Group, LLC.

Reference is made to the following documents and correspondences received by the Planning Board: Review Report Form dated October 30, 2018; JH Engineering Group peer review letter dated XXXX; email communication received December 05, 2018 from Fire Chief David White regarding necessary removal of additional felled trees; copy of letter to the Conservation Commission dated November 19, 2018 from Attorney Philbin Law Offices.

CONDITIONS OF APPROVAL:

1. As agreed to, Syncarpha Northbridge shall remove materials from additional tree clearing activities as may be approved and required of the Northbridge Conservation Commission. Reference is made to memorandum dated XXX from the Northbridge Fire Chief.
2. All conditions of approval issued and required of the previously approved Syncarpha Northbridge II -Community Solar Project (Providence Road) shall remain in full force and effect. Reference is made to Planning Board Certificate of Approval dated July 11, 2018; attached hereto.
3. Pursuant to Section 173-49.1 I (2) of the Northbridge Zoning Bylaw this site plan approval shall lapse in one (1) year, if a substantial use thereof has not commenced, except to good cause, which shall not include such time required to pursue or await the determination of an appeal.
4. Violation of any condition(s) noted herein or failure to comply with this site plan development approval shall subject the Owner/Applicant to zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A and as otherwise provided in the Northbridge bylaws.

WAIVERS:

Based on its finding the Planning Board WAIVED the Development Impact Assessment, Section 173-49.1 E (2) (p) of the Northbridge Zoning By-Laws. As provided for in Section 173-49.1 E (3) of the Northbridge Zoning By-Law the Planning Board may waive any requirements if it believes that the requirement is not necessary based upon the size and scope of the project.

December 22, 2018

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588



**Subject: Main Street Planned Business Development
Main Street and Water Street
Site Plan "Peer Review"**

JHEG Job #: C0034-35

Dear Mr. Bechtholdt:

We are in receipt of the following:

1. Plan entitled Main Street Planned Business Development prepared by Allen Engineering & Associates, Inc., dated July 23, 2018, revised November 14, 2018.
2. Stormwater Management Report for Main Street Planned Business Development prepared by Allen Engineering & Associates, Inc., dated July 25, 2018, revised November 14, 2018.
3. Response letter dated November 14, 2018 from Eric J. Bazzett, P.E., Allen Engineering & Associates, Inc. to Mr. R. Gary Bechtholdt, II, Town Planner, Northbridge Planning & Community Development referencing Main Street Planned Business Development, Main Street & Water Street.

JH Engineering Group, LLC has been requested to provide a "Peer Review" of Site Plan submittal to the Northbridge Planning Board and the Notice of Intent Filing with the Northbridge Conservation Commission. The reviews are based upon Chapter 173 – Zoning, Town of Northbridge, Massachusetts, Town of Northbridge Chapter 222 – Subdivision Rules & Regulations, Town of Northbridge Wetlands Protection Bylaw, and general engineering practice. The following comments are in response to our August 30, 2018 letter. Our original comments from the August 30th letters are in italics with our response to the latest submittal information provided in bold. The original numbering system from the August 30th letter has been maintained.

Our comments are as follows:

1. *Water Street is being closed off with the proposed development. How was Water Street originally created and who else has rights to pass and re-pass over this portion of Water Street*

being eliminated? This question was previously asked, and we do not recall the final determination as to the rights. The previous application for this property provided through access to the remaining portion of Water Street; the current plan does not.

A paved access has been provided to Water Street, but the question remains on who has rights to use Water Street. As designed, an island blocks the use as laid out of Water Street and vehicles would be required to go around the island. Therefore, if Water Street is a right-of-way, the right-of-line may need to be revised.

- 2. Provide adequate easements for all existing utilities on site to the appropriate utility company and/or department including easement plan(s) and legal descriptions suitable for acceptance by the Town, if required.*

An easement has been provided on the plan, however, suitable plans of the easement may be required along with legal descriptions for acceptance by Town Meeting and recording at the Worcester District Registry of Deeds. Town Council should provide an opinion as to the requirements for acceptance of the easement(s).

- 3. Provide justification for the wide opening at Main Street. The proposed width exceeds 120 feet wide. Typically, the entrance onto a street approximately 24 feet wide to channelize traffic into an organized manner.*

Acknowledged. The curb cut openings have been revised to be narrower to better channelize the traffic movements.

- 4. The existing sidewalk along Main Street is concrete, the existing conditions plan labels it as bituminous.*

Acknowledged. The plans have been revised.

- 5. Provide a handicapped ramp at the end of the Main Street sidewalk at the entrance.*

Acknowledged. A handicapped ramp has been provided.

- 6. Provide adequate screening around the dumpsters. Also verify the dumpster behind the eastern most building is accessible to a trash truck.*

Acknowledged. Fencing has been provided around the dumpster pads and the dumpster behind the eastern building has been reconfigured.

- 7. Provide pipe slope, length, size and material for the CB2 to DMH2 pipe.*

Acknowledged. The requested pipe information has been provided.

- 8. CB4 has only 2.6 feet from rim elevation to pipe invert while CB1, CB2, & CB5 has 2.6 feet. Verify there is adequate depth so that the pipe (and required hood) are not within the basin top slab.*

Acknowledged. Per the response letter, there appears to be adequate height between the discharge pipe invert and the catch basin grate elevation.

- 9. Provide invert of headwall assumed to HW2.*

Acknowledged. Invert elevation for HW2 has been provided.

10. *Provide rational methods computations to verify the proposed drainage pipes have adequate capacity.*
Acknowledged. Rational Method computations have been provided for the proposed drainage system.
11. *A proposed gravel access to provide from the rear of the site to Water Street. The swale crosses the access drive which carries the offsite runoff to the flood storage area. Provide a detail of this crossing such that the gravel access drive does not erode during heavy rain events.*
The gravel road has been replaced with a paved surface. However, we recommend that the swale be piped under the roadway, so vehicles will not be driving through a swale.
12. *Provide floodplain compensatory storage calculations at each elevation interval being filled. Equal compensation is required at each elevation.*
Acknowledged. The floodplain compensatory storage calculations have been provided.
13. *In the TSS removal calculations, the Infiltration basin removes 80%, which included the sediment forebay TSS removal rate.*
Acknowledged. The TSS calculations has been revised.
14. *The previous test pits for the infiltration facilities are located outside the proposed infiltration basin location. Since the infiltration basin is proposed within the existing stockpile area, we recommend that additional testing of the soils per MA DEP Stormwater Management Guidelines be completed in the new location. The test pit(s) shall be conducted prior to construction and results submitted to the Planning Board with any required redesign of the infiltration trench. It is our recommendation that if the project is approved, a Condition be that the test pit be witnessed by the Planning Board or their designated agent with the results submitted to the Planning Board. If the field test pit results differ from the anticipated results, the infiltration trench shall be redesigned based upon the test pit results and submitted to the Planning Board for approval.*
The explanation in the response letter is reasonable. However, we recommend a Condition of Approval be provided in the Decision (if the site plan is approved) to require the testing once the existing stockpile is removed to verify the soil conditions, etc.
15. *In the post-development hydrology computations, the model states that no discharge will be to the River (south) or towards Core Mark (west) and all discharge will be directed to the north towards Main Street. However, the grading shows a low point west of CB4 that appears lower than the headwall at Main Street and further is identified in the existing conditions hydrology map as a discharge point.*
Acknowledged. Additional spot grades have been provided and the HW4 inlet elevation has been lowered. We recommend that this area be monitored during construction and grading modifications be made, if necessary, if the design intent is not achieved.
16. *Infiltration should not be included in the Flood Storage basin.*
Acknowledged. The calculations have been revised.

17. *Though not required to manage the 100-year storm event, provide the 100-year storm calculation in the post-development condition to assure the proposed infiltration basin will not be compromised.*

Acknowledged. The 100-year storm calculations have been provided.

18. *Provide a minimum of 6 feet wide berm on the south side of the infiltration basin.*

Acknowledged. The berm has widened to 6 feet wide.

19. *Since the post-development Time of Concentrations have been set at 6 minutes (Direct Entry), revise the existing condition Time of Concentration also to 6 minutes (Direct Entry).*

Acknowledged. The pre-developed time of concentrations have been revised to 6 minutes (Direct Entry).

20. *Provide spot grades at the handicapped parking spaces and associated aisles to assure the grades do not exceed the maximum MA AAB grades.*

Acknowledged. Spot grades have been added for the handicapped spaces and aisles.

21. *Provide parking rational calculations on the site plan.*

Acknowledged. Parking rational has been added to Sheet #4.

22. *Provide snow storage area on the plan.*

Acknowledged. Snow storage is shown on several sheets.

23. *Verify Whitinsville Water Company is aware that the approximate burial depth of the water main will be about 8 feet on site.*

Per the response letter, Whitinsville Water Company has commented on the plans and requested a water valve be added. Though not labeled, a new water valve appears to be inserted on the existing water main just north of the southern property line.

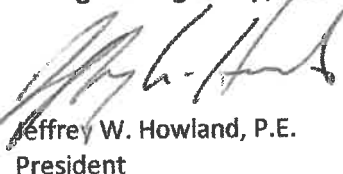
Additional Comments:

24. **Provide a minimum of 1 foot of freeboard around Basin #1. The 100-year storm water surface elevation within Basin #1 is 311.87, but the top of berm elevation is 312.30.**

If you have any questions or comments concerning this matter, please feel free to contact our office.

Sincerely,

JH Engineering Group, LLC



Jeffrey W. Howland, P.E.
President

cc: Northbridge Conservation Commission



ALLEN ENGINEERING
& ASSOCIATES, INC.

Civil Engineers, Surveyors &
Land Development Consultants

ADDRESS

One Charlesview Road,
Suite 2
Hopedale, MA 01747

PHONE

(508) 381-3212

WEB SITE

www.allen-ea.com

November 14, 2018

Mr. R. Gary Bechtholdt, II, Town Planner
Northbridge Planning & Community Development
14 Hill Street
Whitinsville, MA 01588

Re: Main Street Planned Business Development
Main Street & Water Street
AEA #00027

Dear Mr. Bechtholdt,

We have received plan review comments from JH Engineering Group, Tech Review Meeting attendees, and the Safety Committee regarding the Planned Business Development proposed at Main Street & Water Street. In response to these comments we offer the following:

JH Engineering comments dated August 30, 2018:

1. A 10' wide paved access will be provided to connect the development to Water Street. This paved access has been added to the revised plans.
2. A proposed easement for the existing sewer and water lines that run through the site is shown on the revised plans. Legal descriptions for this easement could be made a condition of approval, if required.
3. The driveway opening has been revised to provide an island that creates two smaller driveways, one that would primarily serve the car wash and one for the auto repair and the other two buildings.
4. Plans have been revised to indicate that the existing sidewalk in front of the site is concrete, not bituminous concrete.
5. An extension of the existing sidewalk with handicap ramps at the driveway crossings is now shown on the revised plan set.
6. Plans have been revised to indicate screening for the dumpsters. The dumpster location for the smallest building has been revised to make it more accessible to trash trucks.

7. Plans have been revised to show slope, length and size of pipe between CB2 and DMH2.
8. For a flat top catch basin structure, the distance from the top of the 4" frame to the bottom of the concrete flat top section is less than 1.5 feet, so 2.6 feet allows for depth of the 12" pipe with hood. The hood specification on the catch basin detail has been changed from "snout" to "nyloplast envirohood".
9. Plans have been revised to label HW2 with invert elevation added.
10. Rational method calculations for pipe sizing have been added to the revised stormwater report.
11. Plans have been revised to specify a paved surface for the access connecting the site to Water Street so erosion will not be an issue.
12. Compensatory storage calculations for the floodplain filling proposed have been included in the revised stormwater report. These calculations are also summarized on the conservation sheet in the plan set.
13. TSS removal calculations have been revised to delete the sediment forebay removal credit, as the forebay is a requirement for 80% TSS removal credit within the infiltration basin. These calculations are included in the revised stormwater report.
14. Stormwater management facilities were designed based on previous test pits results from both sides of the stockpile. Due to the height of the stockpile this was the best design information available at the time. We might expect to obtain similar testing results within the stormwater basin once the stockpile is removed.
15. The site grading plan specifies a finish grade elevation of 309.5 throughout the compensatory flood storage area and an invert elevation of 309.5 at HW4. This elevation is lower than the 309.7 spot elevation noted on the Coremark property, so the floodplain on the Coremark property will be connected to the compensatory storage on the project site, which will then drain toward Main Street. The invert at HW4 has been lowered to 309.3 to facilitate this drainage.
16. Calculations for the flood storage basin in the stormwater report have been revised to remove the infiltration outflow.
17. Calculations for the 100-year storm are included in the revised stormwater report. The outlet elevation of the infiltration basin is set at 311.5, above the 100-year flood elevation of 311.2.

18. The berm on the south side of the infiltration basin has been revised to provide a uniform width of six feet.
19. The revised stormwater report now uses 6 minute time of concentration for the existing conditions subcatchments.
20. The revised plans now indicate spot elevations for handicap parking spaces and access aisles.
21. The revised plans include a summary of parking calculations on sheet 4. We note that, although the zoning regulations do not specify parking requirements for the car wash, 6 spaces have been provided with an additional 7 spaces at the vacuums.
22. The revised plans now indicate snow storage areas on sheet 7.
23. Whitinsville Water Company has received a set of plans for review. Mr. Swigor has commented that installing a gate valve could be beneficial to the development and to the water company, so a gate valve has been added to the revised plans.

Tech Review meeting comments September 4, 2018:

1. Separate fire and domestic water service lines are now shown for each building on the revised plans.
2. The location of the car wash sewer connection has been revised to show a connection to the existing sewer line on site.
3. WWC has requested a shutoff valve be installed on the existing water line in Water Street to allow shut down of the water line on both sides of the project. A proposed gate valve is now shown on the revised plans.
4. WWC has requested plans showing any recycle water for the car wash. These plans will be distributed when they become available.
5. Chief White has requested fire alarms in each buildings and foot/ladder access around the 4,000 s.f. building. Fire alarms are now specified for all buildings, and the 4,000 s.f. building was moved slightly and grading was changed to provide minimum 10-wide access around all sides of the building.
6. Plans have been revised to indicate the separate 100-year flood boundaries for Meadow Pond and Arcade Pond as suggested by David Pickard. David also noted that Meadow

Pond is shown on USGS mapping as a pond and therefore may not have a Riverfront. Plans have been revised to remove the Riverfront, but since the sewer connection has changed, no work would be conducted in the Riverfront even if Meadow Pond were considered a river.

7. The gravel access drive to connect the project to Water Street has been changed to specify a paved surface on the revised plans.

Safety Committee meeting comments September 19, 2018:

1. The wide entrance driveway has been split into two 24-foot wide driveways by adding a landscaped island on the revised plans.
2. Plans have been revised to show a proposed sidewalk extending from the end of the existing sidewalk along Main Street in front of the site. Crosswalks are also shown at the access driveways.
3. Revised plans now show a snow storage easement along the access drive that connects Water Street to the project.
4. A container of de-icing agent is now shown at the car wash exit on the revised plans.
5. Chief White requested fire alarms in each buildings and foot/ladder access around the 4,000 s.f. building. Fire alarms are now specified for all buildings, and the 4,000 s.f. building was moved slightly and grading was changed to provide minimum 10-wide access around all sides of the building.

Attached is a revised plan set (11 sheets) and Stormwater Management Report dated November 14, 2018 that reflect the revisions noted above. Please let us know if you have any additional comments or concerns. We look forward to our next meeting with the Board to discuss this project.

Very truly yours,

Allen Engineering & Associates, Inc.



Eric J. Bazzett, P.E.

Cc: Northbridge Conservation Commission, WWC, JH Engineering



COMMUNITY PLANNING & DEVELOPMENT

R. Gary Bechtholdt II, Town Planner
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.2447 Fax: (508) 234.0814
gbechtholdt@northbridgema.org

MEMORANDUM

Date: December 10, 2018

To: NORTHBRIDGE PLANNING BOARD
Eric Bazzett, PE –Allen Engineering & Associates, Inc.

From: R. Gary Bechtholdt II, Town Planner 

RE: **MAIN STREET COMMERCIAL**
Special Permit/Site Plan Review

COPY

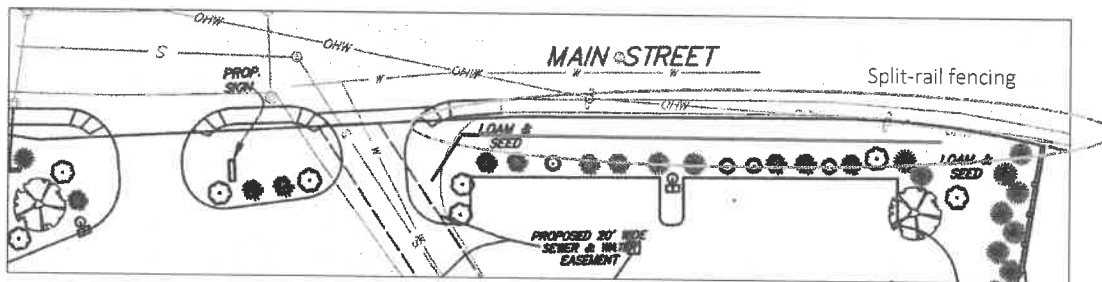
The Planning Board offers the following as the Planning Board continues its review of the above noted site development proposal.

1. Special Permit Application [03-SPP-2018] dated August 02, 2018 has been filed with the Office of the Town Clerk on August 07, 2018 pursuant to Northbridge Zoning Bylaw §173-47 B (2) –Planned Business Development (PBD).
2. Site Plan Review Application dated June 02, 2018 has been filed with the Office of the Town Clerk on August 07, 2018 pursuant to Northbridge Zoning Bylaw §173-49.1 –Site Plan Review by the Planning Board.
3. Site Plan/Special Permit review (public hearing) continued to Tuesday, January 08, 2019. Because of a lack of voting quorum, the Planning Board meeting scheduled for December 11, 2018 was canceled & rescheduled for 01.08.2019.
4. The subject property, identified as Assessor Map 2 Parcels 36 & 37 (portion of) is located within the Industrial-One (I1) and Flood Plain District of the Town of Northbridge. The site consists of ±3.00 acres.
5. An ANR plan shall be prepared & filed with the Planning Board to create the subject property (Lot 1), as shown on the site development plan. As part of the ANR plan application, the Applicant/Engineer shall provide the Planning Board with appropriate documentation regarding the legal status of Water Street. ANR plan endorsement for the creation of Lot 1 shall be recorded with the Registry of Deeds prior to Planning Board issuance of Special Permit pursuant to §173-47 B (2) -Planned Business Development & Site Plan Review approval.
6. Applicant/Engineer shall update the Planning Board on the overall status of the Floodplain/Floodway as it relates to the subject property and development proposal [ZBA - issuance of Special Permit]. Applicant/Engineer shall provide the Board with confirmation of same from the Inspector of Buildings.

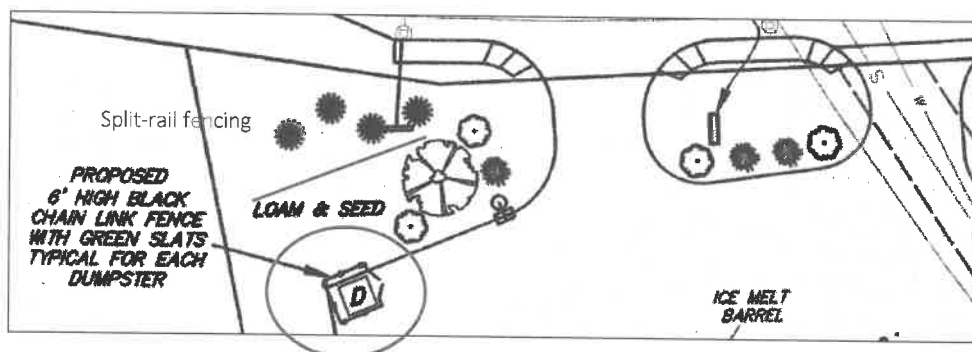
7. Applicant/Engineer shall update the Planning Board on the status of Conservation Commission review as it relates to the subject property and site development proposal.
8. In action taken November 08, 2018, the Safety Committee reviewed/approved the revised layout plan for the site development proposal. As required by the Safety Committee, Water Street shall remain accessible and not blocked to through traffic. The existing street sign for "Water Street" shall be relocated accordingly.
9. As part of the site development proposal, the Owner/Applicant proposes to establish a 20-foot wide Access/Utility Easement for water/sewer & public access to Water Street. Prior to endorsement, delineation of the easement area shall be clearly shown on the plan. Prior to issuance of Building Permit, recording of easement and acceptance by the Town shall be completed. Easement area may be shown and included on the ANR plan filing comments (see item #4 above). Applicant/Engineer shall provide the Planning Board with acknowledgment of same from the Director of Public Works.
10. In accordance with §173-101 [Design standards] -Open Space preservation; the Planning Board shall consider a waiver of the open space requirement (minimum of 35% of tract designated as open space).
11. Applicant/Engineer shall identify and formally solicit the Planning Board for other waivers that may be sought as it relates to the site development proposal and Section(s) 173-47 B (2) and Section 173-101 of the Northbridge Zoning Bylaw.
12. In accordance with §173-101 [Design standards] -Signage; the Planning Board shall review/approve proposed signage for the site development; ground sign of natural material reminiscent of the Blackstone Valley.
13. Detail of proposed sign shall be included on the site development plan and/or notation added indicating prior to the issuance of building permit the Planning Board shall review & approve the site development sign.
14. Applicant/Engineer should be aware that Whitinsville is included in the **Blackstone River Valley National Historical Park** (National Parks); this is truly a special and distinctive designation that will have positive impacts on the town, its residents and businesses. The Planning Board shall look to work with all Applicants to improve the visual appearance along roadway corridors and when opportunities occur, thoughtful and careful considerations should be made to enhance individual properties through architecture, landscaping & other visual elements and screening.
15. In recognition of the Blackstone River Valley National Historical Park designation the Applicant/Engineer shall consider architectural features, landscaping and other design elements that enhance the visual appearance along Main Street.
16. In accordance with §173-101 [Design standards] -Architectural standards; the Planning Board shall review/approve of building façades, etc. Applicant has provided the Board with a brochure from Morton Buildings, for a post-frame building. **PRIOR TO THE ISSUANCE OF BUILDING PERMIT**, the

Planning Board shall review/approve exterior design (façades) of each building for the development proposal.

17. Landscape Plan (sheet 7 of 11) shall be revised to show parking layouts & circulation, underground utilities existing/proposed shall not be included. Hydrant location shall also be added to the Landscape Plan.
18. Applicant/Engineer shall review Northbridge's **Best Development Practices Guidebook** (December 2009) specific to Landscape Design in selecting native species (shade trees & shrubs). Landscape Plan (sheet 7 of 11) is difficult to read (plant symbols), additionally quantity shall be noted on the plan. Applicant/Engineer shall confirm for the Planning Board appropriate selection of proposed landscape plantings.
19. In addition to the 6-foot high privacy fencing (white vinyl) proposed along the easterly side of the property, the site development plan shall be revised to include a white vinyl split-rail fence along the frontage of Main Street (easterly & westerly sides of entrance/exit drive). Fencing (black chain-link) shall also be installed along the westerly side and along the rear of the subject property.

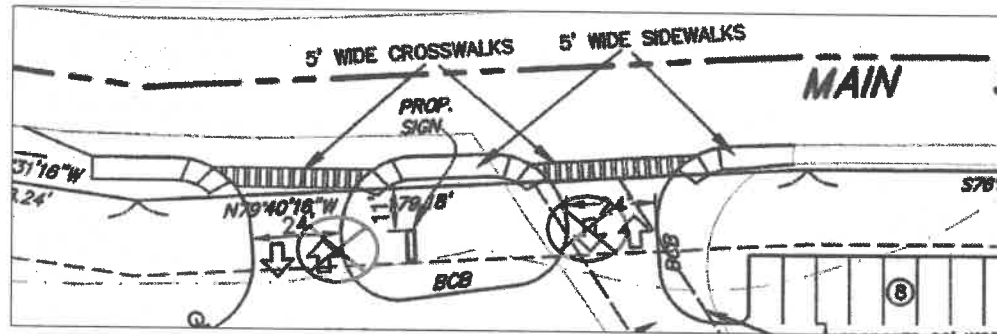


20. If the dumpster (front, westerly-side) is to remain at the front of the property, the (screening) fencing shall be solid white wood/vinyl, similar to the 6-foot high privacy fencing proposed along the easterly side of the property. Chain-link fencing with green slats is not appropriate screening in accordance with the Planned Business Development [Special Permit] application. Screening (fencing) for all 3 dumpsters shall be solid white wood/vinyl.



21. The seven (7) vacuum stations proposed along the westerly-side of the subject property shall include individual trash receptacles.
22. A series of security cameras and appropriate signage shall be installed within & around the subject property to deter loitering and illegal dumping.

23. Applicant/Engineer shall consult with the Whitinsville Water Company and DPW-Sewer Division on preferred water/sewer connection locations, design standards and installation requirements.
24. Driveway/curbcuts at Main Street shall have a designated Entrance & Exit, not a combination of entrance/exit; the 24-foot widths may be maintained. Appropriate directional signage shall be provided.



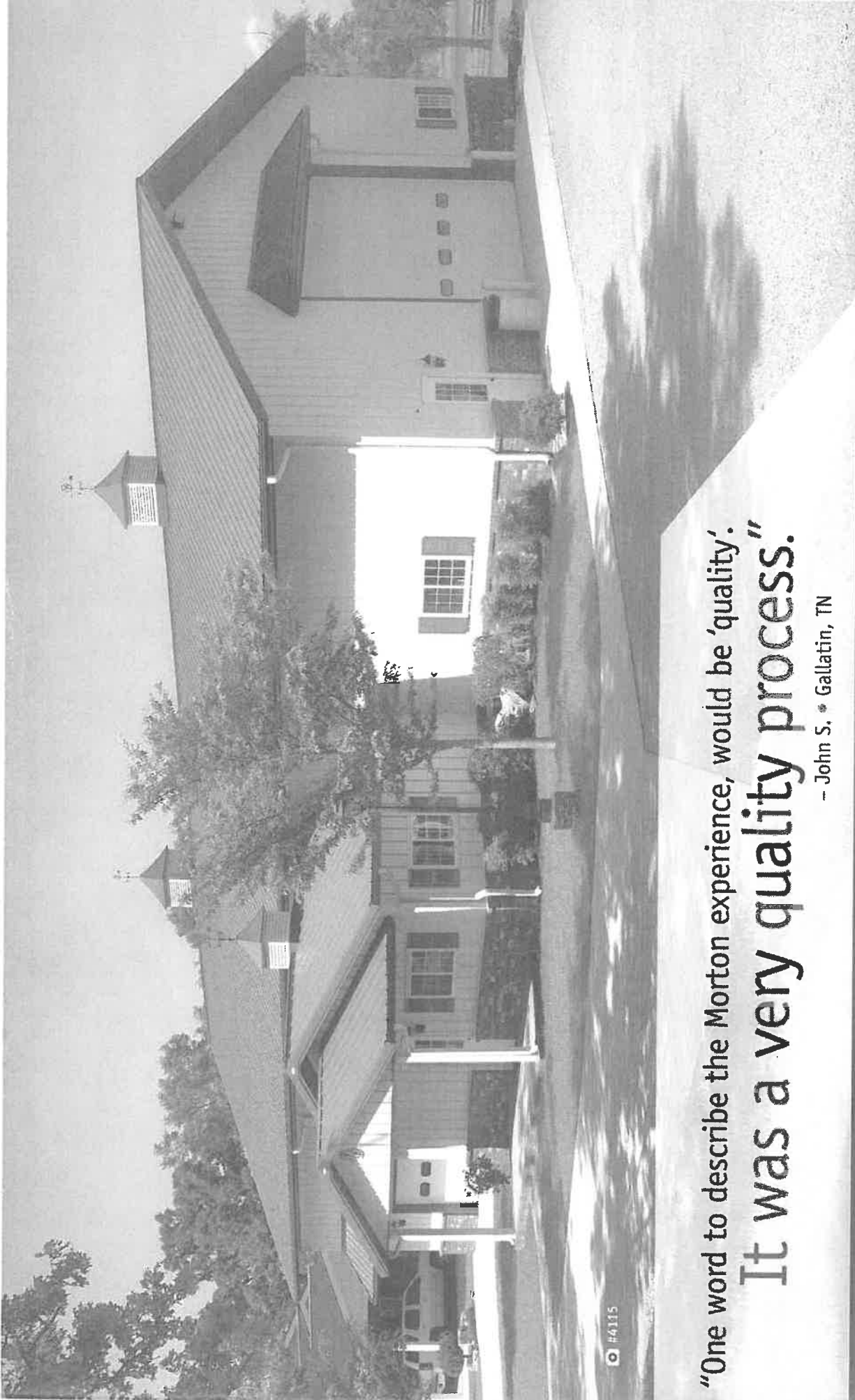
25. Any illumination, including security lighting shall be arranged so as to avoid glare onto adjacent properties and to limit the amount of light trespass onto abutting properties. Foot-candle readings at the property line shall not exceed 0.5fc. Site development plan submitted includes plan sheet entitled "Photometric Lighting Plan (sheet 8 of 11).
26. Applicant/Engineer shall provide the Planning Board with additional information regarding potential tenants that may occupy the two (2) contractor buildings. One does not need to specify actual company names, simply the type of contractors (i.e. plumber, electrician, general contractor, roofer, etc.). No outdoor storage of equipment, materials, etc. shall be permitted as part of the Planning Board approvals.
27. Applicant/Engineer shall provide the Department of Public Works with a Maintenance & Operation Plan for the Car Wash facility, with copy of same to Planning Board & Building Department regarding actions to be taken to minimize icing conditions onto the public way (Main Street). Failure to address icing concerns may result in a violation of the Planning Board approval(s) and subject to the issuance of Cease & Desist of operations and/or fines, as may be determined by the Inspector of Buildings/Zoning Enforcement Officer.
28. The Site Plan Review & Special Permit [Planned Business Development] application(s) filed with the Planning Board is specific to an auto repair service, carwash and contractor units. Applicant/Engineer shall confirm with the Board any other proposed or intended use (i.e. auto towing and/or vehicle sales).

Should you require additional information or have any questions please contact the Planning office.

Cc: Owner/Applicant
JH Engineering Group
DPW Director
/File

Inspector of Buildings
DPW –Highway
Whitinsville Water Co.

Board of Health
DPW –Sewer
ConCom



04115

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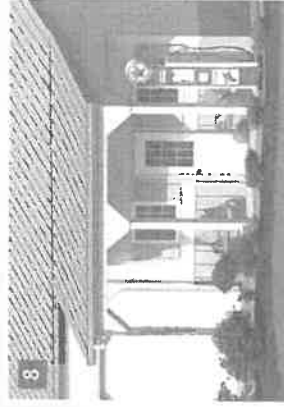
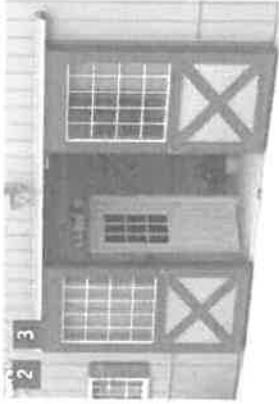
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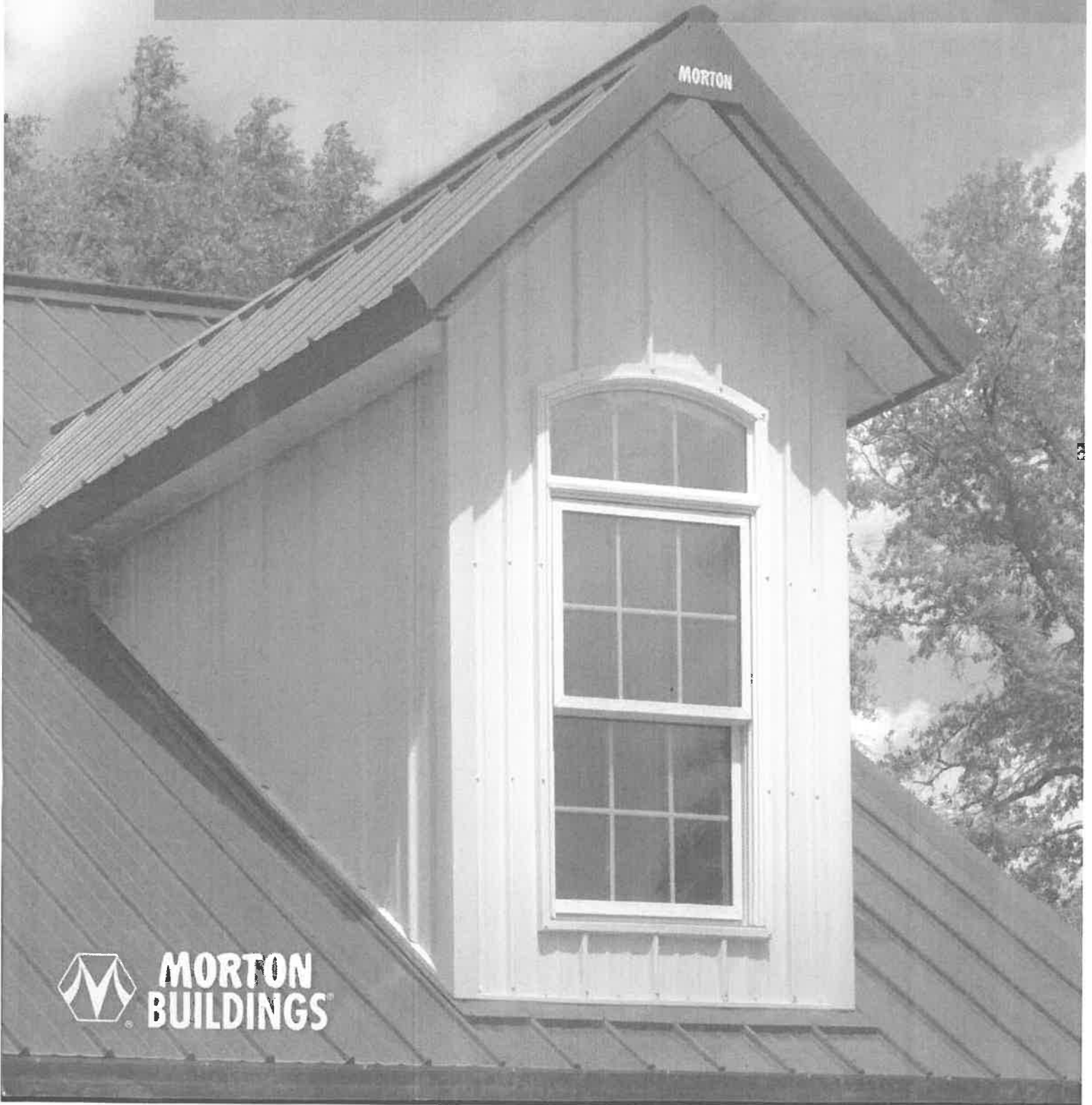
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COLOR SELECTIONS

Morton Buildings Premium Paint Coating System

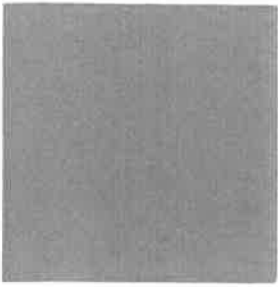


**MORTON
BUILDINGS**

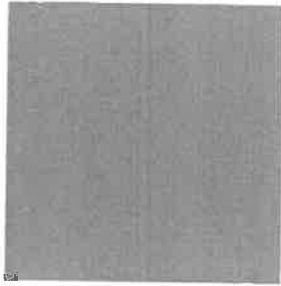


COLOR SELECTIONS

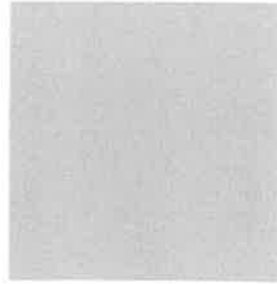
Colors are for illustrative purposes only and may vary from actual colors or finishes.



Red



Marine



Tan



Brown



Charcoal



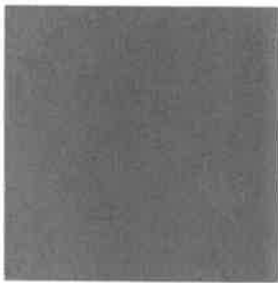
White



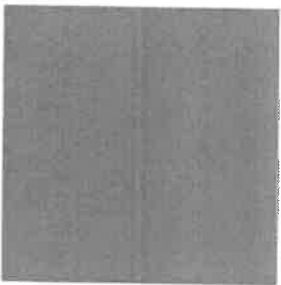
Ivory



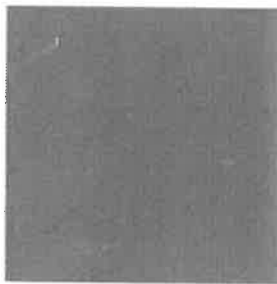
Beige



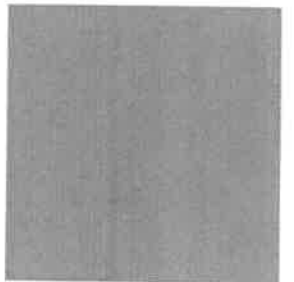
Black



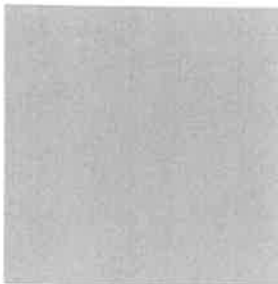
Burgundy



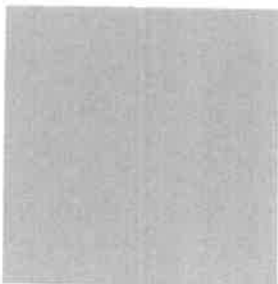
Navy



Evergreen



Silver



Copper



Vintage Metallic



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Gary Bechtholdt

From: Gary Bechtholdt
Sent: Wednesday, January 02, 2019 9:36 AM
To: dwhite@northbridgemass.org; Jamie Luchini; James Shuris; 'Adam Rauktis'; 'Randy Swigor'; Mark Kuras
Cc: Barbara Kinney; 'mass.bm@gmail.com'; 'Eric Bazzett'
Subject: RE: Main Street Planned Business Development -Site Plan & Special Permit Review

I am sending this notice once again -as comments to the Planning Board have not been received.

In reviewing the file -comments have only been received from Conservation and Building Dept.

If you believe comments may have been sent previously -please resend at this time.

The PB is scheduled to review application on 1/8.

Thanks,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Aldrich School -Town Hall Annex
14 Hill Street (508) 234-2447

Northbridge Memorial Town Hall
7 Main Street, Whitinsville MA 01588
www.northbridgemass.org

From: Gary Bechtholdt
Sent: Friday, December 21, 2018 12:19 PM
To: dwhite@northbridgemass.org; Jamie Luchini <jluchini@northbridgemass.org>; James Shuris <jshuris@northbridgemass.org>; 'Adam Rauktis' <arauktis@whitinsvillewater.com>; 'Randy Swigor' <rswigor@whitinsvillewater.com>; Mark Kuras <mkuras@northbridgemass.org>
Cc: Barbara Kinney <bkinney@northbridgemass.org>; 'mass.bm@gmail.com' <mass.bm@gmail.com>; 'Eric Bazzett' <eric@allen-ea.com>
Subject: Main Street Planned Business Development -Site Plan & Special Permit Review
Importance: High

Attention:

The Planning office is looking for your review comments for the above noted -to include an auto-service facility, car wash & 2 contractor buildings (Main Street/Water Street).

It does not appear comments from your department have been received concerning this application.

As you will recall a prior application -to include a gas station, carwash & convenience store was reviewed/approved last year however not constructed.

The Planning Board requires your review/comment specific to this newest application.

The Board has continued its review to January 08 2019.

Thanks,

-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Aldrich School -Town Hall Annex
14 Hill Street (508) 234-2447

Northbridge Memorial Town Hall
7 Main Street, Whitinsville MA 01588
www.northbridgema.org



**TOWN OF NORTHBRIDGE
OFFICE OF THE INSPECTOR OF BUILDINGS**

67

14 Hill Street
Whitinsville, MA 01588
(508) 234-6577
Fax# (508) 234-0821

September 10, 2018

R. Gary Bechtholdt II
Northbridge Town Planner
14 Hill Street
Whitinsville, MA 01588



RE: Main Street Planned Business Development

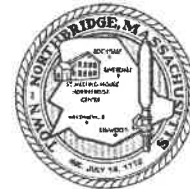
Dear Mr. Bechtholdt:

I have done an initial review of the Planned Business Development and offer the following:

1. The proposed development is located within the Industrial One Zoning District and is being permitted as a Planned Business Development by Special Permit under section 173-47 B.2 of the Zoning By-Law.
2. The proposed uses are either allowed by right or special permit within the I-1 District as required by Section 173-47 B.2 (e) of the Zoning By-Law. All proposed uses for the contractor's yard should be noted during the review process.
3. The property is located within the 100 year floodplain. Compliance with Section 173-18 of the Zoning By-Law will be required which will include a Special Permit from the Zoning Board of Appeals.
4. The applicant complies with the 50 foot required buffer between the I-1 and Residential Zoning Districts.
5. The proposed 73 parking spaces appear to comply with the minimum parking spaces required per the Table of Off-Street Parking Standards.

Sincerely,


James Sheehan, Jr.
Inspector of Buildings



Conservation Commission - Staff Application Review

Project Name: Commercial Development

Type of Filing: NOI

Location: 355 Main Street (Map 2, Parcels 36, 37 and 44)

DEP/NOI File #: 248-658



Overview/Background:

NOI to construct a commercial development on vacant land (part of Map 2/Parcels 37 and 44, and all of Map 2/Parcel 36) located east of the Core-Mark facility on Main Street in Whitinsville. Applicant is Lackey Dam Properties, Inc. (Richard Cherrier) and owner is Whitinsville Redevelopment Trust (Len Jolles). Engineer/representative is Allen Engineering & Associates, Inc.

An Order of Conditions (248-647) for a different project on the property was issued by the Commission on June 28, 2017. This Order is still valid. As discussed below, a stockpile of earth occurs on the site. Based on a review of files, the stockpile was placed in this area during the construction of an addition to Core-Mark building (approved under 248-238). The Commission issued an Enforcement Order requiring removal of the stockpile when it denied a Notice of Intent (248-496) filed for the site. The denial was appealed and was affirmed by DEP through the issuance of Superseding Order of Conditions in September of 2005.

The Order issued for 248-647 approved plans that entailed removing the stockpile.

Site/Project Characteristics:

See attached photographs. Work is proposed on portions of 3 parcels of land located south of Main Street. Water Street (a private road that will be discontinued) extends between two of the parcels (Parcels 36 and 37). Most of the property located west of Water Street is encircled by a chain link fence. Approximately one-third of the work area consists of the stockpile that is vegetated with a mixture of brush and small trees. The remainder of the work area is relatively flat and consists of a mixture of brush/woods and open fields. Most of the site lies at elevations ranging between 311 and 314 feet. The stockpile rises to an elevation of approximately 332 feet.

Per the NOI, resource areas present on the property include Bordering Land Subject to Flooding (BLSF) and Riverfront Area. According to the Letter of Map Revision (LOMR) that was issued by FEMA last fall, BLSF on the site includes land below elevation 311.2 (which is inundated during flooding from Arcade Pond). Riverfront Area extends 200 feet landward from the bank of the Mumford River/Meadow Pond. Based on a review of published maps and a site inspection, no other environmentally sensitive resource occur on/near the site.

The proposed project includes work in BLSF (approximately 23,200 square feet) and Riverfront Area (approximately 3,400 square feet). Development proposed in BLSF includes the access drive, portions of parking areas and a portion of one of the buildings. Work in Riverfront Area is limited to installing a sanitary sewer line connection.

Application Deficiencies:

1. List of abutters for the project may not include all properties located within 300 feet of Map 2/Parcel 44. The request to the Assessors Department for names/addresses of abutters did not include this parcel. Representative has been made aware of this oversight.
2. Work proposed in BLSF (22,200 sf) exceeds the threshold (5,000 square feet) that requires preparation/submittal of a Simplified and Detailed Wildlife Habitat Evaluation to comply with the performance standard at 310 CMR 10.57(4)(a)3 of the WPA Regulations. These forms should be included with the filing or the applicant should provide documentation that the altered BLSF does not provide important wildlife habitat functions.

WPA/Bylaw Compliance:

1. Project appears to compensate for lost flood storage in BLSF. Applicant should submit calculations demonstrating compensation for each affected contour interval (i.e. 309 to 310, 310 to 311, etc.). Agent notes that overflow from the stormwater basin will be directed into the flood storage compensation area. Applicant should assess if this could affect flood storage compensation.
2. As noted above, Simplified/Detailed Wildlife Habitat Evaluations may be needed to document that work in BLSF will not impair important wildlife habitat functions.
3. Applicant states that work in Riverfront Area is exempt from the performance standards because it will occur in an area that is part of a Historic Mill Complex. In its File Number Notification Form, DEP requested documentation that the site meets the definition of Historic Mill Complex or otherwise document compliance with applicable performance standards.
4. Based on the plans, it appears that work within 200 feet of the Mumford River/Meadow Pond could be avoided by tying into the existing sewer main at a different location.
5. The Commission may also want to consider if this stretch of the Mumford River qualifies as a waterway "that flows throughout the year" or is better characterized as a pond (which isn't bordered by Riverfront Area).

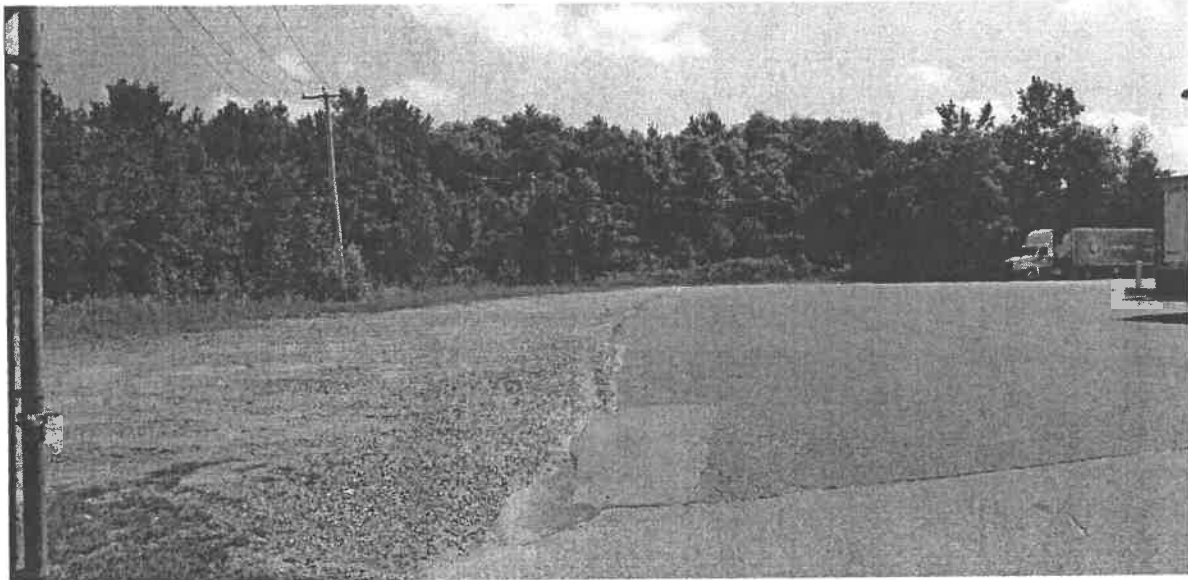
Other Issues:

1. Commission may not be able to close hearing/issue an Order for a project which already has a valid permit. DEP has been contacted to provide clarification on this matter. Applicant/owner may want to look into having the previously issued Order of Conditions withdrawn (via requesting a Certificate of Compliance stating that the work was never done).
2. Commission may want to request work be modified to include removing the entire stockpile so as to address compliance with the outstanding Enforcement Order.

Recommendations:

1. Require documentation that abutters to all parcels have been notified prior to opening public hearing.
2. Have applicant/representative address open issues raised in this review.
3. Wait for Planning Board review of drainage calculations prior to closing public hearing.

Photos:



View looking east towards the work area on Map 2/Parcel 37 from the Core-Mark facility



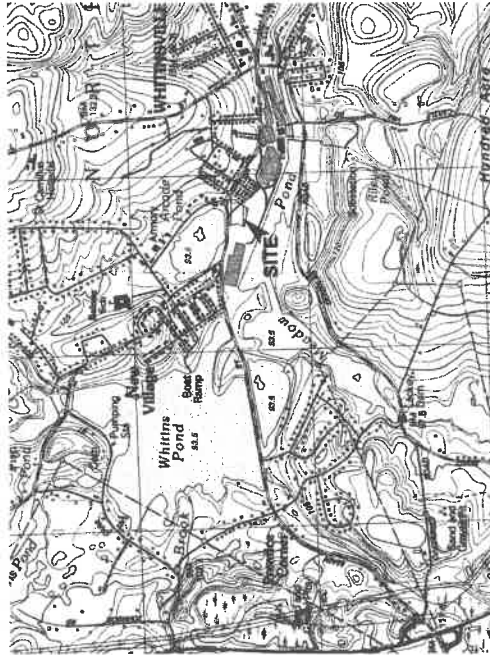
View looking southeast down Water Street from Main Street



View of Map 2/Parcel 36 looking east from Water Street

Main Street Planned Business Development

In The Town Of
Northbridge, Massachusetts



PLAN INDEX	
COVER SHEET	1 OF 11
300' ABUTTERS	2 OF 11
EXISTING CONDITIONS PLAN	3 OF 11
LAYOUT PLAN	4 OF 11
GRADING & DRAINAGE PLAN	5 OF 11
UTILITY PLAN	6 OF 11
LANDSCAPE PLAN	7 OF 11
PHOTOMETRIC LIGHTING PLAN	8 OF 11
CONSERVATION PLAN	9 OF 11
CONSTRUCTION DETAILS 1	10 OF 11
CONSTRUCTION DETAILS 2	11 OF 11

Applicant
Lockey Dam Properties, Inc.
5 Wittead Court
Douglas, MA 01516

Owner of Record
Whitinsville Redevelopment Trust
& Arcade Realty Trust
1 Main Street
Whitinsville, MA 01588

July 23, 2018

REVISIONS		
NO.	DATE	REVISION COMMENTS
1	11/7/18	REVIEW COMMENTS
		DESCRIPTION
		E.B.
		BY

*SITE PLAN APPROVAL & SPECIAL PERMIT
NORTHBRIDGE PLANNING BOARD*

BRUCE J. HANCOCK

SCALE: 1" = 1000'



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers • Surveyors
Land Development Consultants

One Charlesview Road
Suite 2
Hopedale, MA 01747
(508) 381-3212 • Phone
www.allen-ea.com



FOR SUBMISSION ONLY



ALLEN ENGINEERING & ASSOCIATES, INC.
 Civil Engineers - Surveyors
 Lead Development Consultants
 One Chatham Square
 Southbury, CT 06488
 (860) 381-8212 • Phone
 www.aehinc.com

APPLICANT
 Lackey Dam Properties, Inc.
 5 Whitcomb Court
 Douglas, MA 01916
OWNER OF RECORD
 Whitcomb Redevelopment Trust
 100 Main Street
 Whitcomb, MA 01988

NOTE
 1. MAPS TAKEN FROM NORTHBRIDGE ASSESSORS MAP.

SITE PLAN APPROVAL & SPECIAL PERMIT
NORTHBRIDGE PLANNING BOARD

DATE: 2015-07-23

REVISIONS

NO.	DATE	REVISION COMMENTS	BY	DT
1	7/23/15	ISSUE FOR PERMIT	EA	

**Main Street Planned
 Business Development**
 in the Town of
 Northbridge, Massachusetts

For
Lackey Dam Properties, Inc.

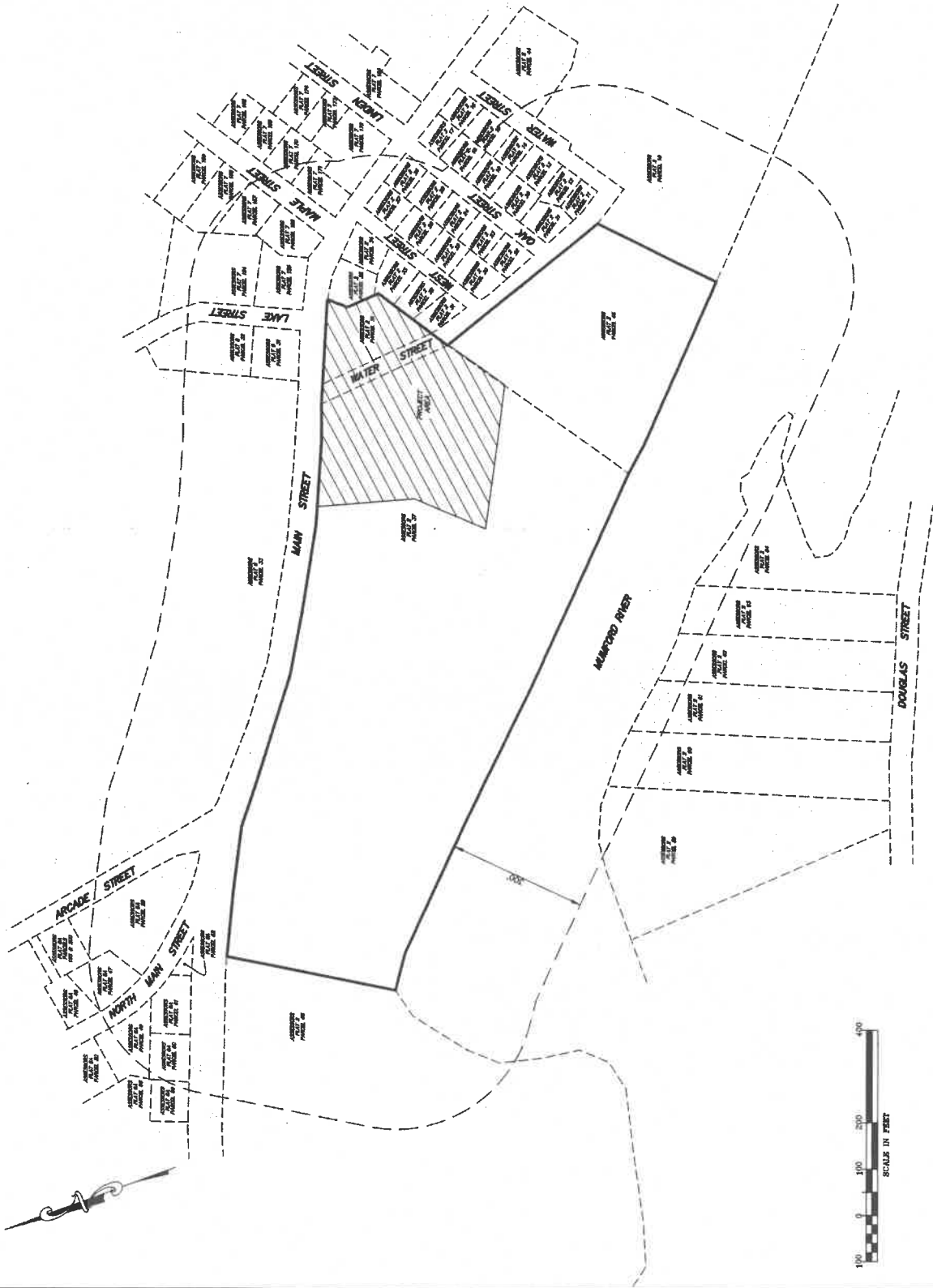
5 Whitcomb Court
 Douglas, Massachusetts 01916

SCALE: 1"=100'
 DATE: July 23, 2015

PROJECT NO.: 2015-001
 DRAWING NO.: 2015-001

DESIGNED BY: EA
 CHECKED BY: EA

30W ABUTTERS
 SHEET 2 OF 11



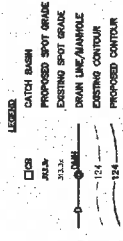


ALLEN ENGINEERS & ASSOCIATES, INC.
 Civil Engineers - Surveyors
 Land Development Consultants
 One Oakview Road
 Suite 2
 Whitsett, MA 01571
 508-881-8212 - Phone
 www.allenma.com

APPLICANT
 Lackey Dam Properties, Inc.
 100 Main Street
 Douglas, MA 01916

OWNER OF RECORD
 Whitsettville Redevelopment Trust
 & Arcade Realty Trust
 Whitsettville, MA 01538

NOTE:
 THIS PROJECT IS PROPOSED AS A PLANNED BUSINESS DEVELOPMENT UNDER NORTHERIDGE ZONING BYLAW.



SITE PLAN APPROVAL & SPECIAL PERMIT
NORTHERIDGE PLANNING BOARD

SENE J. MALLOY A/E

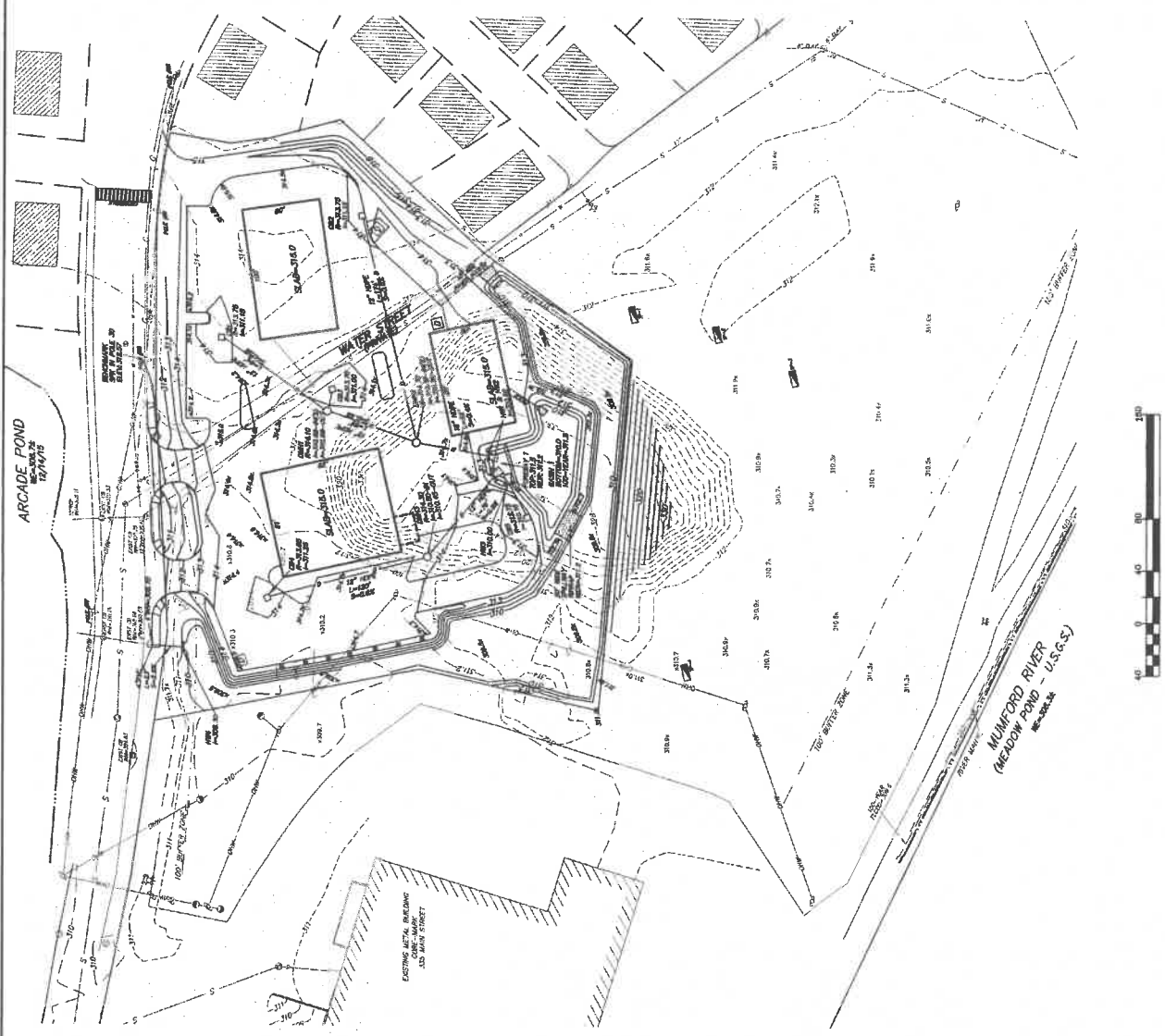
REVISIONS

NO.	DATE	REVISION COMMENTS	BY
1	11/17/18		

**Main Street Planned
 Business Development**
 in The Town Of
 Northbridge, Massachusetts
 For
Lackey Dam Properties, Inc.
 5 Wilted Court
 Douglas, Massachusetts 01916

SCALE: 1"=40'
 DATE: July 25, 2018
 JOB NUMBER: 00027
 DRAWING FILE NAME: 18-001
 2018-001 2018-001

GRADING & DRAINAGE PLAN
SHEET 3 OF 11



GENERAL NOTES:

1. ALL UNDESIRABLE FILL ON SITE SHALL BE REMOVED PRIOR TO IMPORT OF FILL MATERIAL.
2. ALL UNDESIRABLE FILL ON SITE SHALL BE REMOVED PRIOR TO IMPORT OF FILL MATERIAL.
3. ALL UNDESIRABLE FILL ON SITE SHALL BE REMOVED PRIOR TO IMPORT OF FILL MATERIAL.



ALLEN ENGINEERING & ASSOCIATES, Inc.
 Civil Engineers - Surveyors
 Land Development - Consultants
 One Commercial Center Road
 Suite 200
 Hopedale, MA 01747
 508-381-3219 • Fax: 508-381-3218
 www.alleneng.com

CLIENT
 Lockyer Dam Properties, Inc.
 5 Wickesed Court
 Douglas, MA 01916

OWNER OF RECORD
 Whitcomb & Tomlinson Trust
 & Acadia Realty Trust
 1 Main Street
 Whitfieldville, MA 01598

NOTE:
 THE PROJECT IS PROPOSED AS A PLANNED BUSINESS DEVELOPMENT UNDER NORTHBRIDGE ZONING BYLAWS.

SITE PLAN APPROVAL & SPECIAL PERMIT
 NORTHBRIDGE PLANNING BOARD

ZERRA & MARGRITZ DATE

REVISIONS

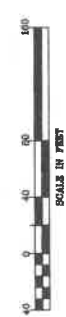
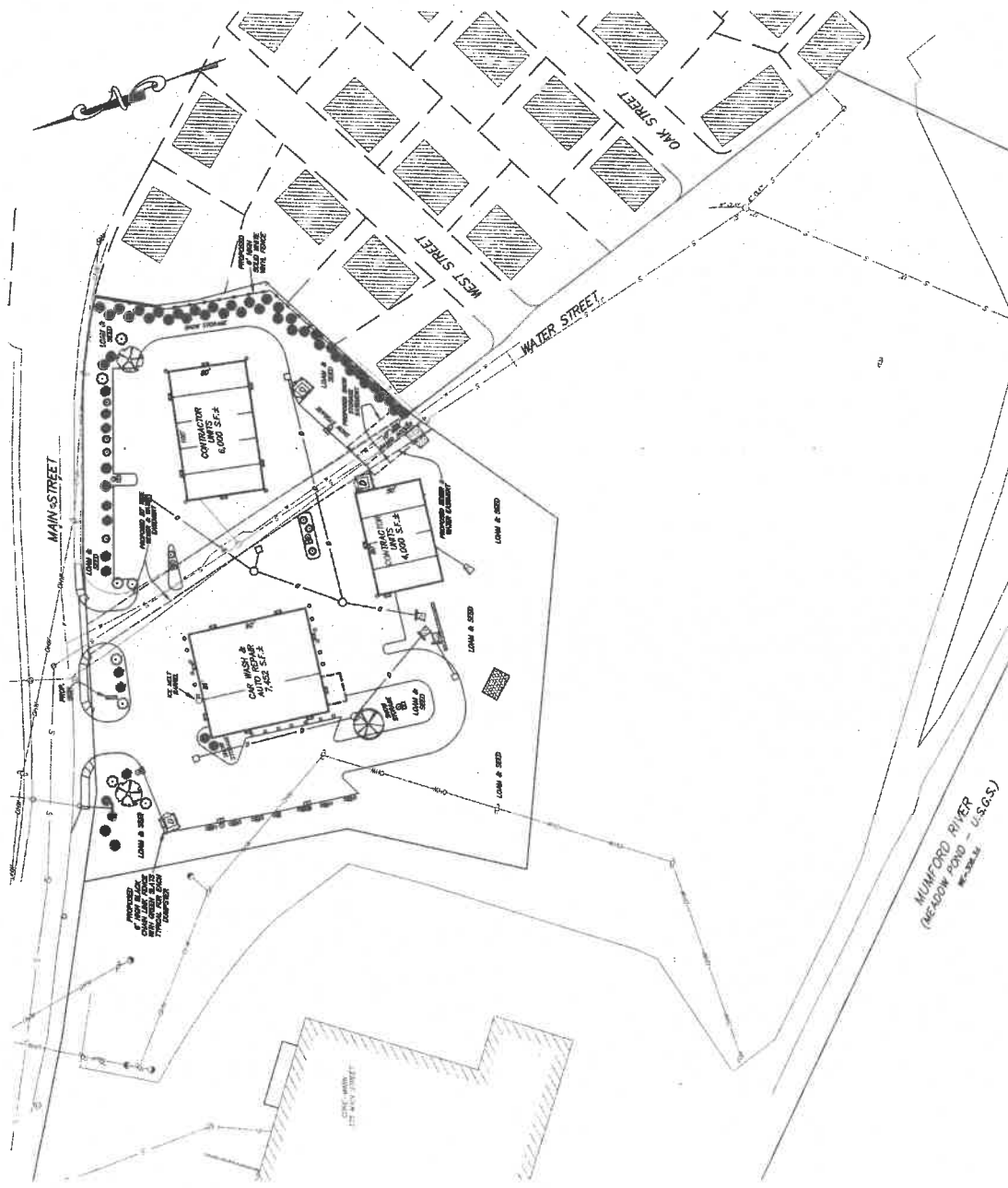
NO.	DATE	REVISION COMMENTS	E.B.	D.Y.
1	11/14/18			

Main Street Planned
Business Development
 in the Town of
 Northbridge, Massachusetts
 For
Lackey Dam Properties, Inc.
 5 Wickesed Court
 Douglas, Massachusetts 01916

SCALE: 1"=40' DATE: July 23, 2018
 JOB NUMBER: 00027 DRAWING REVISION: -SITE
 2018-001 2018-101 CHECKED BY: E.B.
 DATE: 7/23/18

LANDSCAPE PLAN
 SHEET 7 OF 11

- LEGEND**
- Plus Stroke
7' to 8' Height
 - Acacia "Red Sunset" (Red Maple)
2-1/2" to 3" Diameter
 - Arbutus (Sweetgum)
 - Thuja occidentalis (Arborvitae)
6' to 7' Height
 - Juniperus horizontalis (Creeping Juniper)
16' to 20' Spread
 - Juniperus procumbens (Groundcover Juniper)
18' to 24' Spread
 - Light Pole
 - Wallface Light





ALLEN ENGINEERING & ASSOCIATES, INC.
 Civil Engineers - Surveyors
 Land Development Consultants
 One Christopher Road
 Hopedale, MA 01747
 508 881-8212 - Phone
 www.aen.com

APPLICANT
 Lackey Dam Properties, Inc.
 5 Wilbur Court
 Douglas, MA 01916

OWNER OF RECORD
 Lackey Dam Development Trust
 1 Main Street
 Whitfield, MA 01508

NOTES:
 1. ALL WORK IS PROVIDED AS A PLANNED
 MANIFESTATION OF INTENT (POM) UNDER ZONING
 ZONING BY-LAW.
 2. PRIOR TO EXERCISING ANY RIGHTS ON THE PREMISES
 THE APPLICANT SHALL OBTAIN ALL NECESSARY
 PERMITS FROM THE TOWN OF DOUGLAS.
 3. WATER SEWER TO BE RECONSTRUCTED ON THE SITE.
 THE APPLICANT SHALL MAINTAIN WATER & SEWER
 SERVICE TO ALL ADJACENT PROPERTIES.
 4. ACCESS TO REMAINING WATER STREET
 TO BE MAINTAINED.

LEGEND:
 LIGHT POLE
 WALLPACK LIGHTING

SEE PLAN APPROVAL & SPECIAL PERMIT
 NORTHBRIDGE PLANNING BOARD

ERIC A. MAGUIRE
 DATE

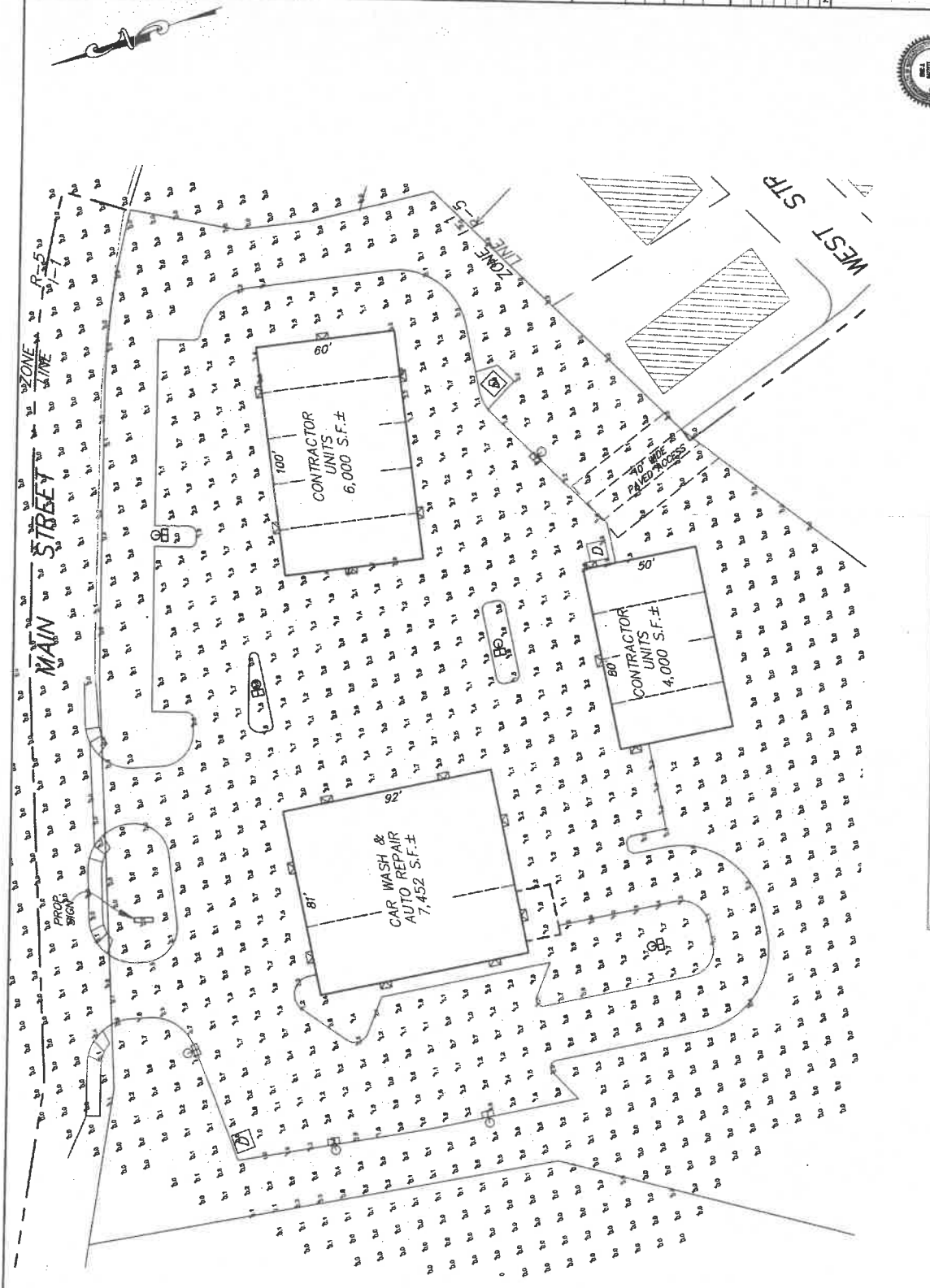
REVISIONS

NO.	DATE	REVISION COMMENTS	BY
1	9/17/18	REVISION	EB
		DESCRIPTION	BY

Main Street Planned
 Business Development
 In The Town Of
 Northbridge, Massachusetts
 For
 Lackey Dam Properties, Inc.
 5 Wilbur Court
 Douglas, Massachusetts 01916

SCALE: 1"=20'
 JOB NUMBER: 00023
 DRAWING FILE NAME: 2718-001_2018-001
 DATE: July 22, 2018
 CHECKED BY: EB

PHOTOMETRIC LIGHTING PLAN
 SHEET 8 OF 11



Symbol	Category	Quantity	Notes
	Light Pole	17	17 LIGHT POLES
	Wallpack	8	8 WALLPACK LIGHTS
	Prop. Sign	1	1 PROP. SIGN

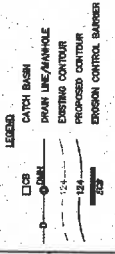
ALL DIMENSIONS UNLESS OTHERWISE NOTED
 DRAWING NUMBER: 2718-001-001
 DATE: 7/22/18



ALLEN ENGINEERING & ASSOCIATES, INC.
 Civil Engineers - Surveyors
 Land Development Consultants
 One Charlestown Road
 Suite 2
 Hingham, MA 01934
 Phone: 508-548-1177
 Fax: 508-548-1178
 www.alleneng.com

APPLICANT
 Lockey Dam Properties, Inc.
 1000 Main Street
 Douglas, MA 01916
OWNER OF RECORD
 Whitwell Redevelopment Trust
 8 Avenue Realty Trust
 Whitehall, MA 01986

NOTE:
 PROJECT IS SUBJECT TO A REVISED SUBMITTAL
 DEVELOPMENT UNDER NORTHBRIDGE ZONING BYLAWS



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/17/18	REVIEW COMMENTS	EB

FOR PLAN APPROVAL & SPECIAL PERMIT
NORTHBRIDGE PLANNING BOARD

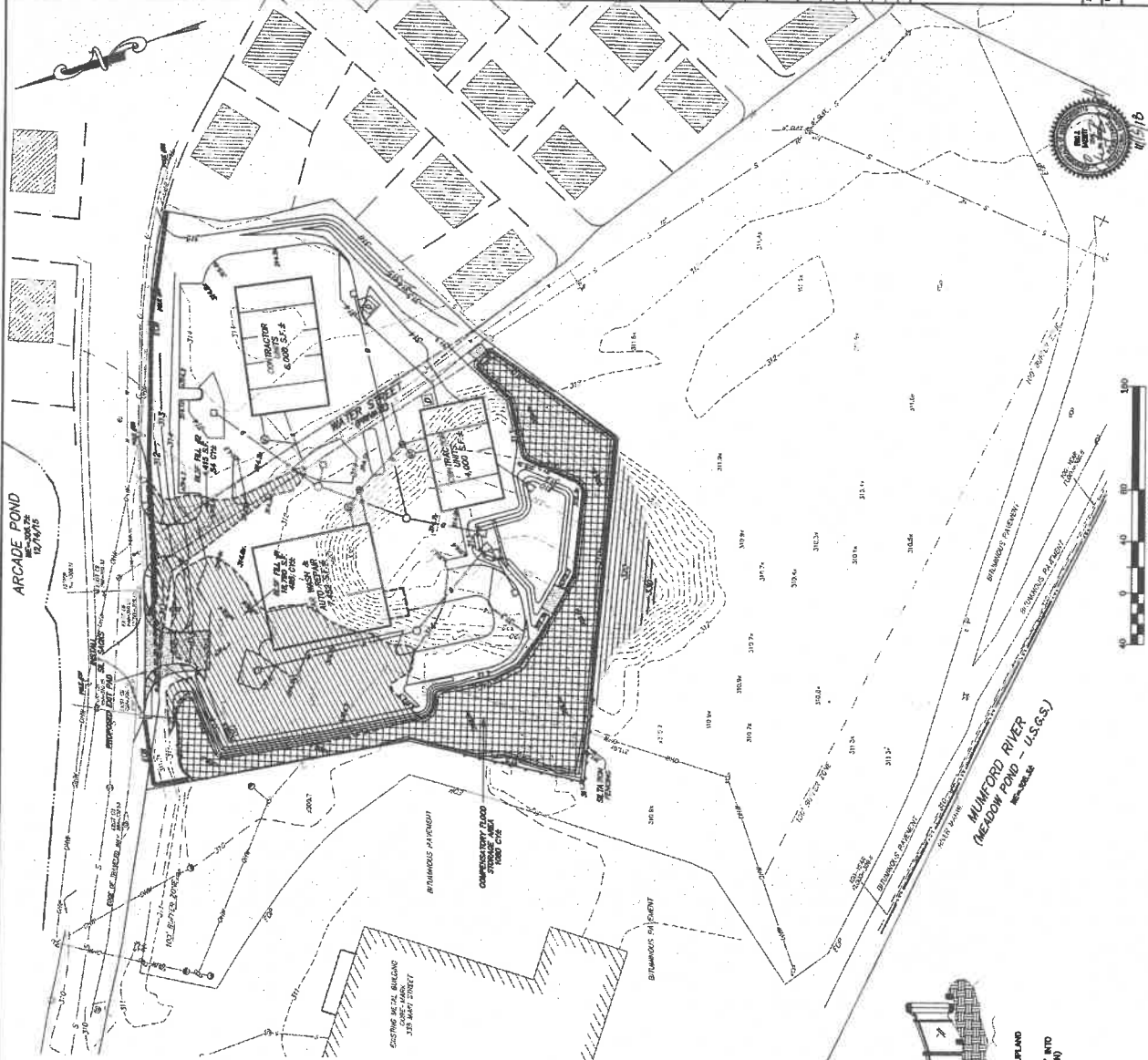
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/17/18	REVIEW COMMENTS	EB

**Main Street Planned
 Business Development**
 In The Town Of
 Northbridge, Massachusetts
 For
 Lockey Dam Properties, Inc.
 5 Wheelock Court
 Douglas, Massachusetts 01916

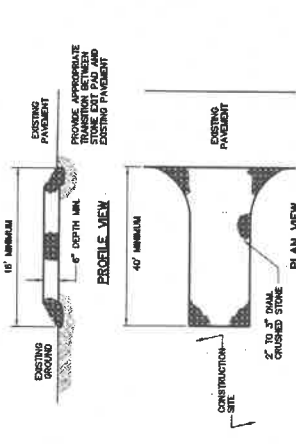
SCALE: 1"=40'
 DATE: July 23, 2018
 DRAWING FILE NAME: 2018-001
 SHEET NO.: 9 OF 11

CONSERVATION PLAN
SHEET 9 OF 11



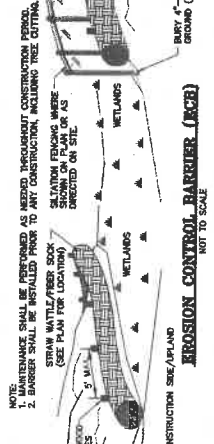
- CONSERVATION NOTES**
- FOR THIS PLAN OF A PROJECT WITH THE NORTHBIDGE CONSERVATION COMMISSION IS REQUIRED TO BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION. THE CONSERVATION PLAN AND THE CONSERVATION REPORT SHALL BE REVIEWED BY THE COMMISSION PRIOR TO CONSTRUCTION.
 - IN ORDER TO OBTAIN THE CONSERVATION PLAN AND CONSERVATION REPORT, THE APPLICANT SHALL BE REQUIRED TO OBTAIN THE CONSERVATION PLAN AND CONSERVATION REPORT FROM THE COMMISSION PRIOR TO CONSTRUCTION.
 - THE CONSERVATION PLAN SHALL BE REVIEWED BY THE COMMISSION PRIOR TO CONSTRUCTION AND APPROVED BY THE COMMISSION PRIOR TO CONSTRUCTION.
 - UNLESS OTHERWISE NOTED, IMPACT AREAS SHALL BE NOT DISTURBED SHALL BE COVERED WITH 4" GRANULAR FILL AND 18" WOOD MULCH. THE MULCH SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION.
 - ADDITIONAL CONSERVATION CONTROLS SHALL BE INSTALLED WHERE REQUIRED BY THE CONSERVATION COMMISSION.
 - ALL UNDESIRABLE FILL ON SITE SHALL BE REMOVED PRIOR TO DEPOSIT OF ANY MATERIAL.
 - THE APPLICANT/OWNER WILL DESIGNATE A PERSON TO BE THE EROSION CONTROL OFFICER FOR THE PROJECT. THE EROSION CONTROL OFFICER SHALL BE TRAINED AND CERTIFIED BY THE COMMISSION PRIOR TO CONSTRUCTION.
 - ALL EROSION/SEDIMENTATION CONTROLS ARE TO BE IN PLACE PRIOR TO LAND CLEARING AND MAINTAINED THROUGHOUT THE PROJECT DURATION.
 - ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICABLE FOLLOWING FINAL GRADING.
 - DURING CONSTRUCTION, DUST WILL BE KEPT TO A MINIMUM BY WATERING AS CONDITIONS REQUIRE.

PLEASE BE ADVISED:
 TOTAL FILL VOLUME PROPOSED IN 2 AREAS - 628 CUBIC YARDS ±
 TOTAL COMPENSATORY STORAGE PROPOSED - 1080 CUBIC YARDS ±
 ALL BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
 FLOOD VOLUME FILL FROM 311.5 TO 311.5 ± 628 C.Y., FROM 311.5 TO 308.8 ± 14 C.Y.
 COMPENSATORY STORAGE FROM 311.5 TO 311.5 ± 628 C.Y., FROM 311.5 TO 308.8 ± 488 C.Y.
 REFER TO SHEET 10 FOR FURTHER INFORMATION.



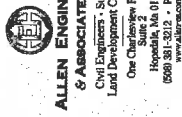
STONE EXIT PAD
 NOT TO SCALE

THE EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FILLING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC CLEANING AND REPAIRS. THE EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FILLING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC CLEANING AND REPAIRS. THE EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FILLING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC CLEANING AND REPAIRS.



EROSION CONTROL BARRIER (ECB)
 NOT TO SCALE

NOTE:
 1. BARRIERS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, INCLUDING TREE CUTTING.
 2. BARRIERS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD.
 3. BARRIERS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD.
 4. BARRIERS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD.



ALLEN ENGINEERS & ASSOCIATES, Inc.
 Civil Engineers - Surveyors
 Land Development Consultants
 One Chapinway Road
 Suite 2 01747
 Haverhill, MA 01830
 (603) 881-3212 Phone
 www.aallen.com

APPLICANT
 Lackey Dam Properties, Inc.
 5 Whitford Court
 Douglas, MA 01916
OWNER OF RECORD
 Whitbridge Business Opport Trust
 & American Realty Trust
 100 State Street
 Whitehall, MA 01168

NOTE: THIS IS A RECORD AS A PUBLIC BUSINESS DEVELOPMENT UNDER RECORDING BOARD.



SEE PLAN APPROVAL & SPECIAL PERMIT INTERURBAN PLANNING BOARD

DATE

REVISIONS

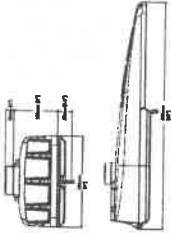
NO.	DATE	REVISIONS	BY
1	11/14/18	REVIEW COMMENTS	EB
		DESCRIPTION	BT

Main Street Planned Business Development
 In The Town Of Northbridge, Massachusetts
 For
 Lackey Dam Properties, Inc.
 5 Whitford Court
 Douglas, Massachusetts 01916

DATE: July 23, 2018
 DRAWN BY: JMM
 CHECKED BY: JMM
 DATE: 2018-07-23

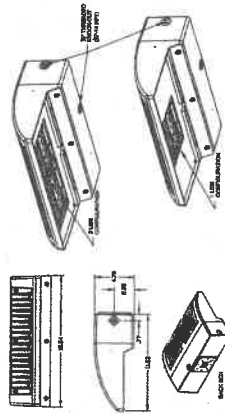
CONSTRUCTION DETAILS 2
 SHEET 11 OF 11

NOTE: MANUFACTURED BY AMERICAN ELECTRIC LIGHTING



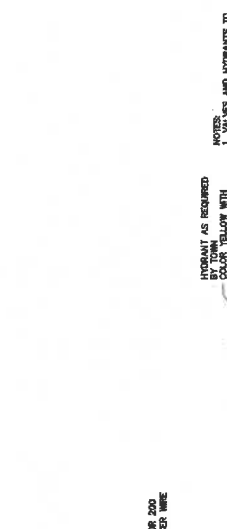
POLE MOUNTED LIGHT
 NOT TO SCALE

Electric Pole Mounted Area (EMA); This MA license #1709 is for a 150 W, 14 ft. pole.
 For additional specifications & pricing information please contact David Robinson at davidr@americanlighting.com (508) 644-1879



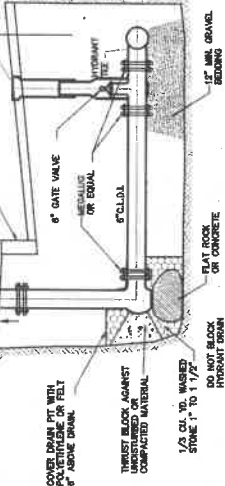
HAIRPACK LIGHT
 NOT TO SCALE

NOTE: MANUFACTURED BY HOLLOWAY



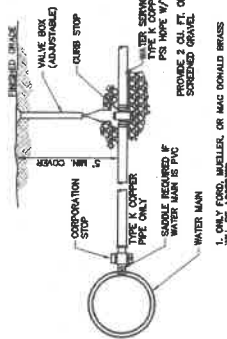
TYPICAL HYDRANT BRANCH ASSEMBLY
 NOT TO SCALE

NOTE: 1. VALVES AND HYDRANTS TO BE COUL-YELLOW WITH REFLECTIVE SURFACING SPECIFIED BY TOWN. 2. HORIZONTAL CLEARANCE AROUND HYDRANT 5' MINIMUM. 3. HORIZONTAL CLEARANCE AROUND HYDRANT 5' MINIMUM.



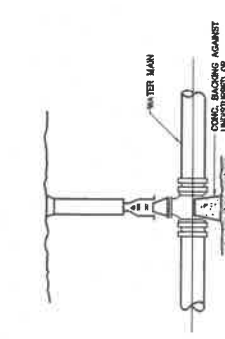
TYPICAL VALVE DETAIL
 NOT TO SCALE

NOTE: VALVES ARE ALL TO OPEN RIGHT, RESIDENT ADJUST COVER TO GRADE AS REQUIRED & LABEL 'TYPE' FOR FIRE SERVICE LINES



WATER SERVICE CONNECTION
 NOT TO SCALE

1. ONLY FIBER, METAL, OR MAG DONALD BRASS SHALL BE USED. 2. ALL FITTINGS SHALL BE PLACED AT LEAST 18" FROM CURB. 3. ONLY FIRE TYPE CURB BOXES, PLUG COVER WITH ROSS ARE ACCEPTED.

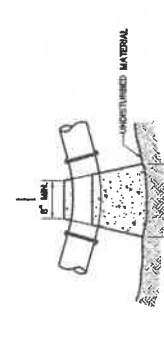


THRUST BLOCK
 NOT TO SCALE

NOTE: 1. ALL DIMENSIONS FOR THRUST BLOCKS ARE MINIMUM. 2. ALL CONCRETE SHALL BE CLASS 3000 P.S.I. IN 28 DAYS.

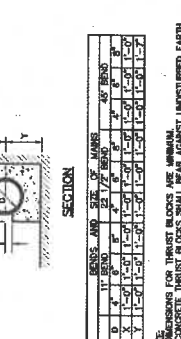
TABLE OF BEARING AREAS IN S.F. AGAINST UNWEIGHTED MATERIAL FOR WATER MAIN FITTINGS

WATER MAIN DIA.	22 1/2" BEND	18" BEND	15" BEND
12" & 14"	22	18	15
16" & 18"	22	18	15



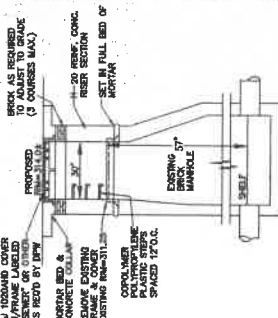
TYPICAL VALVE
 NOT TO SCALE

NOTE: VALVES ARE ALL TO OPEN RIGHT, RESIDENT ADJUST COVER TO GRADE AS REQUIRED & LABEL 'TYPE' FOR FIRE SERVICE LINES

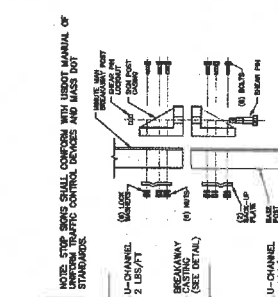


TYPICAL VALVE CONNECTION-RESTRAINED JOINT
 NOT TO SCALE

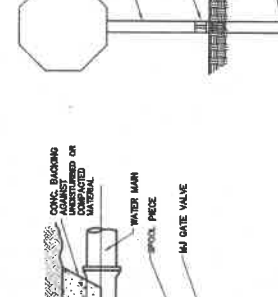
NOTE: 1. ALL DIMENSIONS FOR THRUST BLOCKS ARE MINIMUM. 2. ALL CONCRETE SHALL BE CLASS 3000 P.S.I. IN 28 DAYS.



EXISTING SEWER MANHOLE ADJUSTMENT
 (NO SCALE)



SIGN
 NOT TO SCALE



TYPICAL VALVE CONNECTION-RESTRAINED JOINT
 NOT TO SCALE

NOTE: 1. ALL DIMENSIONS FOR THRUST BLOCKS ARE MINIMUM. 2. ALL CONCRETE SHALL BE CLASS 3000 P.S.I. IN 28 DAYS.



NORTHBRIDGE PLANNING BOARD
MINUTES
Tuesday, November 27, 2018



Recognizing the presence of a quorum, Chair Brian Massey called the meeting to order at 7:00 PM. Abdul Kafal, James Berkowitz and Harry Berkowitz were in attendance. Rainer Forst was absent. R. Gary Bechtholdt II, Town Planner and Barbara A. Kinney, Planning Administrative Assistant, were also present. One (1) Planning Board (PB) vacancy remains (Associate Member).

The following members of the public were in attendance: Jeff Howland, JH Engineering; Byron Andrews, Andrews Survey & Engineering, Inc. (ASE); Charles Ampagoomian, Jr.; John and Arline Puccio; Attorney Steve Philbin; Ron Tubman, Guerriere & Halnon, Inc. (G & H); Michael Hassett, G & H.; Todd Morey, Beals Associates, Inc.; and Devin Howe, Beals Associates, Inc.

I. CITIZENS FORUM

None

II. FORM A

175 HANNAH DRIVE (LOT 6-R2) & LOT 7-R2

-REVIEW/DECISION

Approval Not Required (ANR) -81P plan (Assessors Map 10, Parcel 49 & 50)

Carpenter Estates is a flexible development with reduced lot setbacks and underground storage tanks must be at least 10 feet from the lot lines. Byron Andrews, ASE, explained that the tank is too close to the property line so they will add Parcel A to Lot 6 to make the 10 foot setback.

Motion made by Mr. H. Berkowitz and seconded by Mr. J. Berkowitz. The PB voted 4-0 to approve the ANR plan for 175 Hannah Drive and Lot 7-R2.

178 & 190 HANNAH DRIVE (LOT 13-R2 & LOT 14 R-2)

-REVIEW/DECISION

ANR -81P plan (Assessors Map 10, Parcels 56 & 57)

Carpenter Estates is a flexible development with reduced lot setbacks and underground storage tanks must be at least 10 feet from the lot lines. Byron Andrews, ASE, explained that the tank is too close to the property line so they will add Parcel A to Lot 14 to make the 10 foot setback.

Motion made by Mr. H. Berkowitz and seconded by Mr. J. Berkowitz. The PB voted 4-0 to approve the ANR plan for 178 & 190 Hannah Drive.

III. WINSTON WOODS DEFINITIVE SUBDIVISION

-CONT. PUBLIC HEARING

Chapter 222 -Subdivision Rules & Regulations

Assessors Map 15A Parcels 224-232 -Spring Street

Mike Hassett and Ron Tubman of G & H were present and explained that the Safety Committee meeting and Tech Review meetings have been held since the last meeting of the PB. Comments from the Town Planner and JH Engineering have been received.

Mr. Massey explained that the period of time to review the submittal needs to be extended.

46 Motion made by Mr. H. Berkowitz and seconded by Mr. J. Berkowitz. The PB voted 4-0 to extend the
47 period of time for review to March 31, 2018.
48

49 Mr. Massey stated that all the questions have not been answered including the ongoing notes. Mr.
50 Howland notes in his review report that there are concerns with the infiltration basin. Mr. Tubman
51 explained that the basin itself has been designed properly according to the regulations. Mr. Howland
52 stated that once the Town takes ownership and maintenance issues come up for this underground drainage
53 structure any failure will be catastrophic. The retaining walls may also need to be braced. The Department
54 of Public Works (DPW) will not go there on a routine basis and look inside the cover. The reality is that they
55 only have a staff of about seven (7) people. The biggest concern is the catastrophic failure when it
56 happens. The existing drainage is unknown after the existing retaining wall. The PB needs to know the
57 condition of the drainage after the retaining wall and the ownership. Without these answers and the Town
58 takes ownership it could be a liability to the Town. Mr. Hassett explained that the above ground basin
59 could not fit in the area. The Conservation Commission (NCC) wants it out of the 35 foot no-disturb zone so
60 they changed it to an underground unit so it would fit. They had to make the basin longer but with less
61 space in which to do it. The basin would look like a bath tub. The developer is not willing to lose a lot for
62 the basin. Only one retaining wall is needed for the underground drainage structure. The applicant's
63 engineer has explored several options. Mr. Tubman said that they would provide the Operation and
64 Maintenance manual to the Town. The manufacturer suggests that the underground structure requires no
65 more maintenance than an open pond. Per Mr. Tubman, basically you just need to keep the catch basin(s)
66 clean. Mr. Howland stated that the cost to repair the underground structure is a major cost. Mr. Massey
67 said the PB would take this under consideration. Mr. Bechtholdt supports JH Engineering's
68 recommendation. Mr. Fitzgerald stated that there is zero maintenance to the culvert system. He has used
69 them for years. He believes they are "bulletproof" per his experience.
70

71 The PB still needs to know where the water goes once it leaves the property. Mr. Tubman is not totally
72 opposed to find out where it goes. Mr. Massey is not comfortable until he knows where it goes. The
73 subdivision will alter the existing situation and the abutters will come to the Town if / when their property
74 floods.
75

76 The grading of Lots 2, 3 and 4 have raised concerns. A cross-section is needed to determine if it is feasible
77 for construction with the swale up high and the road down low and they are only 110 feet apart.
78

79 There is an open stream on the east side of Spring Street that is not located on the plan as it is not on the
80 developer's property. Mr. Hassett has accounted for the spring in his calculations on that side of the road.
81 The drainage for the roadway is split portions to each side. Mr. Howland stated that the road will act like a
82 sink to pick up the runoff as will the swale. Mr. Hassett stated that the cross section will provide more
83 information regarding the swale and the roadway. Ownership of the swale behind the house lots should
84 not be conveyed to the town. The lot owners should own the swale and oversee the maintenance. Mr.
85 Tubman stated that a homeowners association will be created for the maintenance of the swale. A 10 foot
86 wide access has been created for lawnmowers, tractors, etc. and is provided on the revised plans. Mr.
87 Bechtholdt stated that the condition for a homeowners association could be incorporated into the NCC's
88 Order of Conditions for those four (4) lots. Mr. Tubman does not see an issue to ask the NCC to incorporate
89 that condition.
90

91 The DPW Sewer Superintendent submitted comments. The sewer line has been revised and drops three (3)
92 to four (4) feet and the deepest manhole would be eight (8) to ten (10) feet. The majority of the drainage
93 will go to the basin, but the last catch basin at Station 2+50 and the ones near the extension at Station 1+00
94 will go into the deep sump then into the water quality manhole then to the smaller wetland. There will be
95 about 70 - 100 feet that will not be captured on existing Spring Street but has been accounted for in the
96 calculations. The existing catch basins will be retrofitted as work is being done in the roadway. Mr. Hassett
97 stated they would have to hire someone to do the work to find where the water goes once it leaves the
98 property. They would also have to find out what access they have to the other properties.
99

100 Any drainage issues after the street is accepted by the Town would come back to the Town. Mr. J.
101 Berkowitz wanted clarification / confirmation that they are taking runoff from the back side of the property
102 to the front side but are still reducing the flow. It was confirmed that this is so and the chambers purpose
103 is to detain or infiltrate slower. Mr. H. Berkowitz is concerned with the maintenance with the underground
104 chamber. He is not in favor of it. Mr. Kafal stated that it is difficult to give an opinion as there are still too
105 many questions, so he is not in favor. Mr. Bechtholdt stated that there is a small underground chamber on
106 Deane Way. However, there is a giant pond up above it and only one (1) or two (2) lots are going to that
107 chamber. Mr. Howland and Mr. Bechtholdt are not in favor of the underground structure as the Town will
108 not maintain it. Mr. J. Berkowitz does not want to set a precedent. There is a problem there now and he
109 would hate to take a chance that it becomes worse. He is not in favor of the underground chamber. Mr.
110 Massey is siding with the Town's engineer and the DPW will not maintain it as they are understaffed. Mr.
111 Bechtholdt thinks an above ground drainage area can be done. Mr. H. Berkowitz stated that another
112 problem is we don't know where it drains. This could be a major problem and the Town would not know
113 about it until it is too late. Also, a large retaining wall could come down too with a failure and create major
114 issues.
115

116 Mr. Tubman explained that after the Tech Review meeting, Whitinsville Water Company (WWC) suggested
117 the option to loop the water line to the end of Pine Street instead of the end of Spring Street rather than
118 replace the main line all the way to Cottage Street. Mr. Massey stated the PB will defer to WWC.
119

120 A suggestion was made to continue the Public Hearing to January 22, 2019 to give the applicant / engineer
121 time to answer all the questions / concerns raised so this can be brought to a decision.
122

123 Motion made by Mr. H. Berkowitz and seconded by Mr. J. Berkowitz. The PB voted 4-0 to continue the
124 Public Hearing to January 22, 2018 at 7:05PM.
125

126 **IV. SYNCARPHA NORTHBRIDGE I & II MODIFICATION -PUBLIC MEETING**

127 Site Plan Review: Large-Scale Solar Photovoltaic Installations

128 Assessor Map 14, Parcel(s) 15 & 22 -Church Street & Providence Road

129 The legal requirements have been satisfied including notification to the abutters.
130

131 Motion made by Mr. H. Berkowitz and seconded by Mr. J. Berkowitz. The PB voted 4-0 to waive the
132 reading of the Public Hearing Notice.
133

134 Todd Morey and Devin Howe of Beals Associates were present. The applicant is seeking to amend the site
135 plan for Syncarpha Northbridge I and II.

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Syncarpha Northbridge I (Church Street)

Syncarpha Northbridge I wishes to clear additional trees in the buffer zones of the wetland resource areas. There are three (3) areas to be cut. Additional modeling was done and the proposed cut trees will prevent shading onto the panels. The trees will be felled and the three to four (3 to 4) foot high stumps will be left in place. The closest abutters' home will be about 580 feet to the cut trees. The majority of the trees are six to eight (6 to 8) inches diameter breast height (DBM). They are mostly hardwoods with a few evergreens. The cutting will be 20 additional feet on one side and 50 additional feet on the other into the buffer zone. Mr. Massey questioned whether the panels could be relocated to make it work without additional cutting. Mr. Morey explained that there is not much area to move the panels around to make it work. However, they will look at it again.

John Puccio, an abutter, feels that this does not take the value of his property into account. He does not agree that the applicant should be encroaching into the 100 foot buffer, the felled trees if left will become a tinder box, and with several schools nearby the kids will be attracted to this place and get hurt. Mr. Puccio's Attorney, Steve Philbin, addressed the PB too. Mr. Morey explained that the PB buffer zone is different from the wetland resource area buffer zone and the PB buffer zone has not changed. Mr. Philbin stated the PB should reach out to the Fire Chief to address the concern regarding the possible fire hazard. The PB will reach out to the Fire Chief and get his opinion. Mr. Morey explained that in the resource area the trees will be felled at three to four (3 to 4) foot high and left to help maintain the habitat. Mr. Bechtholdt stated that the entire project will be fenced in. Mr. Philbin still feels it will be a nuisance area for kids.

Mr. Howland asked for clarification that for Syncarpha Northbridge I the newly cleared area(s) were taken into account for the drainage and the calculations to be revised if needed. It was confirmed that with any cutting done there is no change to the drainage calculations for Syncarpha Northbridge I unless the stumps are removed then the drainage calculations will need to be revised as that may change some of the elevations of water. They can place more level spreaders around too if needed. Mr. Philbin thinks it is a mistake to bail out the applicant now. Mr. Bechtholdt explained that it is a by-right use and they can modify the plan. The PB has no grounds to deny it. Mr. Puccio thinks it will affect his property. Mr. Massey stated that it is a by-right use and the buffer zones put in place by the PB will remain untouched.

Syncarpha Northbridge II (Providence Road)

Mr. Morey explained the orientation of the plan and showed the original approved site plan. Both plans were set up side-by-side so the comparison was easier to see. The solar panel table can support steeper slopes so proposed panels have been added to the plan. There will be a gravel road to the transformer pad and it will terminate at the 50 foot setback. The wooded area will be changed to a meadow. Two (2) more ponds have been created to slow down the stormwater. They are requesting to cut up to the 50 foot buffer zone of the resource area(s) to accommodate the additional arrays to be added. One (1) new section will be added and several other sections will have more arrays added. There will be a ten (10) foot wide gravel road to the basins. The 20 foot wide gravel road will be to the buffer to maintain the arrays. They are proposing cutting of trees that will need the NCC's approval. There will be slight changes to the panels in a few locations. It is more beneficial than to permit small areas of arrays. The closest home on Henry Street / Providence Road will be about 550 feet away and it was about 800 feet before the proposed changes. The latest count is around 24,000 panels but that can change.

181
182 Mr. Howland has not finished his review yet. He has drainage questions and he will need electronic files
183 sent to him so he can blow up the area to view it better. That is his only concern at this point. Mr. Massey
184 is concerned as it is a major modification.

185
186 Charlie Ampagoomian, Henry Street, wanted to know how close to Henry St. and Thurston Ave. has the
187 project moved. The changes will not make the project any closer to those streets. Mr. Ampagoomian
188 stated that since this area was clear cut, there has been an increase in water along Henry Street. The
189 proposed drainage on this property will disrupt the flow of water. Leland Road was drastically effected
190 when the clear cutting was done. He hopes the drainage will be diminished when this facility is
191 constructed. Mr. Morey explained where the site drains to is away from Henry Street. There are water
192 issues on Providence Road near the access point and further up the street near Hathaway's. Additional
193 screening can be added if needed.

194
195 Arlene Ebbeling, 31 Henry St., wanted to know what it will be like in 20 years if someone comes in with
196 something new. Mr. Massey explained that the applicant will provide funds to the Town that will be paid
197 up-front for the dismantling of the arrays at the end of their life.

198
199 Bill Morris, 37 Leland Road, wanted more information on the catch basin near Leland Road as it is far away
200 from this property and there is lots of water there now since the area was clear cut. Mr. Howe explained
201 that the swale will direct the stormwater to the basin that is not built yet and it will improve that whole
202 area. Mr. Morey stated that there will be a significant decrease in runoff even from the wooded area that
203 was existing before.

204
205 Motion made by Mr. H. Berkowitz and seconded by Mr. J. Berkowitz. The PB voted 4-0 to continue the
206 Public Hearing to January 08, 2019 at 7:05PM.

207
208 **OLD / NEW BUSINESS**

209 Approval of Meeting Minutes -November 13, 2018

210 Motion made by Mr. H. Berkowitz and seconded by Mr. J. Berkowitz. The PB voted 4-0 to approve the
211 minutes of November 13, 2018 as written.

212
213 Open Space & Recreational Plan Update -Planning Board Representative

214 Mr. Bechtholdt explained that the Open Space & Recreation Plan Update Committee needs a
215 representative from the PB. The PB members will think about it and decide who will be the representative
216 at their next meeting.

217
218 Presidential Farms Parcels A & D -Status of Completion/Land Trust (Bike/Walking Path & Recreation Lot)

219 Dave Brossi was present and stated that the walking trail and bridges (wetland crossings) are now
220 completed. Mr. Brossi stated that Dave Pickart, Conservation Agent, has reviewed the trail. Mr. Bechtholdt
221 indicated that he too walked the trail a couple of times, noting this will be a great amenity for the town;
222 nice job. The Planning Board viewed pictures of the walking trail taken by Mr. Bechtholdt, as well as photos
223 of the open space lot at the end of Roosevelt Drive. Mr. Bechtholdt advised Mr. Brossi that benches and
224 signage still need to be installed. Additionally, confirmation that the walking trail has been prepped and
225 installed according to the plan is required. Mr. Bechtholdt noted that trail looks good and the bridges at

226 the wetland crossings came out very nice, including the stone supports added recently. Mr. Bechtholdt
227 stated certification should be included in the file. Mr. Brossi stated that the benches are now in and the
228 signs have been posted. Mr. Bechtholdt indicated that he would walk the site again to review. Planning
229 Board members reviewed copy of email correspondence sent November 09, 2018 from the Town Planner
230 to Donna Truex, Attorney, generally describing status of open space lots and lot release for Phase V.
231

232 Mr. Brossi explained to the Planning Board that there were three (3) options to transfer the open space
233 parcels (walking / bike path and recreation lot): 1. to the Town, which the Town does not want; 2. to a non-
234 profit, which Presidential Farms has created a Land Trust for this purpose, or 3. to a Homeowners
235 Association, which there is no longer a mechanism to do so. Mr. Brossi noted the Presidential Farms Land
236 Trust was created about 5 to 6 months ago and the property was transferred. Mr. Bechtholdt explained
237 Town Counsel has reviewed the trust and recommends the Planning Board not accept. Board members
238 expressed concerns with the Trust created, noting Town Counsel does not approve. Mr. Brossi suggested
239 he does not know what Town Counsel's objection is to the Land Trust he created. Mr. Bechtholdt reminded
240 Mr. Brossi that the Metacomet Land Trust had expressed an interest in potentially holding the restriction
241 and that Mr. Brossi should talk with them again to see if they could formalize this arrangement. Mr.
242 Bechtholdt suggested this relationship would be advantageous, a win, win for everyone. Mr. Brossi
243 explained to the Board that he talked with representatives from Metacomet Land Trust however did not
244 want to provide them with an endowment. Chairman Massey asked Mr. Brossi what amount of money
245 they are looking for. Mr. Brossi stated that he was not sure. Mr. Massey stated if you don't ask, you won't
246 know. Mr. Bechtholdt suggested the endowment is likely needed for long-term maintenance of the
247 improvements. Mr. Brossi stated that there was nothing in the subdivision approval that specified any
248 maintenance of the open space parcels. Harry Berkowitz questioned how the walking trail, bike path and
249 recreation lot would remain if there wasn't any long-term maintenance. Mr. H. Berkowitz felt Mr. Brossi
250 should pursue the Metacomet Land Trust options. Mr. Bechtholdt agreed, noting Town Counsel's
251 recommendation is for the Board not to accept the Land Trust created by Mr. Brossi (not for this purpose).
252 Mr. Bechtholdt reviewed with Mr. Brossi the status of the open space recreation lot, noting the parking
253 area remains undefined, other than the driveway apron; the water service location is unknown, and the
254 grassed area does not appear to be sufficient, large ruts and only clumps of grass, not something one would
255 expect for completion. Mr. Brossi said that the area was hydro-seeded but it is the wrong time of year to
256 grow grass. Mr. Brossi says his back is against the wall and he needs the lots released. Mr. Bechtholdt
257 stated with all due respect, Mr. Brossi knew when he bought the subdivision development that the open
258 space was tied to lot release, which was to be prior to Phase IV, however, the Planning Board allowed the
259 developer (D. Brossi) to continue and delayed satisfying open space requirements until Phase V lot release,
260 the last phase of the project. Mr. Massey agreed that the grass on the recreation lot is not acceptable,
261 however questioned if the grass growing could be tied to something, like occupancy or building permits of
262 certain lots. Mr. Bechtholdt indicated completion of the recreation lot (grass growing) is already tied to lot
263 release of Phase V, which is where we are at.
264

265 James Berkowitz agreed with Mr. Massey, noting he would be in favor allowing lot release before the grass
266 is completely in. Mr. Massey suggested it did not appear the Board was in a position to act on the lot
267 release at this time and suggested the Board look to table this to the next available meeting. Planning
268 Board members agreed. Mr. Massey summarized that the Planning Board needs the following: 1.
269 certification letter stating the walking trail has been built per the Planning Board approval; 2. a certification
270 (i.e. plan) showing the water service has been installed per the approval; 3. off street parking is completed;

271 4. grass growing on the recreation lot; and 5. approval of the Land Trust for the open space parcels. Mr.
272 Massey noted, again that he would be willing to allow some wiggle room that the grass growing can be put
273 off until the spring, but he is just one Planning Board member. Board members agreed to table this matter
274 to the next available meeting, where during such time Mr. Bossi will contact Metacomet Land Trust to
275 review options for the open space parcels, as the Board is not in favor of the trust created by Presidential
276 Farms.

277
278 Presidential Farms Phase V (Roosevelt Drive) -Performance Surety & Request for Lot Release
279 See discussion above.

280
281 (Pre-submittal) Recreational Marijuana Cultivation Facility (Main St/Douglas Rd) -Review/Discussion
282 Mr. Bechtholdt explained that this will be passed over as the applicant is looking at another site.

283
284 (Pre-submittal) Moon Hill Estates, Definitive Subdivision -Request to Reduce Application Fee
285 Melody Nydam, Impact Real Estate, explained that the subdivision has been floating around for a long time.
286 She paid \$3,200 for a Preliminary Plan Review and she is asking the Planning Board to extend the discount
287 period to the present so the Definitive Subdivision Submittal fee would be \$10,200. She was ready to
288 submit it back when the Preliminary Plan was approved but the recession hit and she is finally getting back
289 up and running. Mr. Bechtholdt stated that the Preliminary plan was done in 2007 and the Town now has a
290 new DPW Director, new Planning Board and new subdivision regulations. Ten (10) years is well beyond the
291 time frame. Ms. Nydam stated that she would be saving \$4,100 (41 lots x \$100 per lot) if allowed. Mr.
292 Massey is not in favor as it sets a precedent. Mr. H. Berkowitz agrees that 10 years is a long time and all
293 departments need to review the submittal. Mr. J. Berkowitz also agrees.

294
295 Motion made by Mr. J. Berkowitz and seconded by Mr. Kafal. The PB voted 4-0 to not reduce the
296 application fee.

297
298
299
300 Camelot - Construction Status/Bond Reduction Request
301 Mr. Massey stated that he will be abstaining from this discussion / decision. A bond reduction has been
302 requested. Mr. Howland has updated his construction estimate. He stated that in the estimate he
303 eliminated the island but should have added topcoat as now it will be paved, he eliminated the curbing at
304 the island, and landscaping has been removed.

305
306 Motion made by Mr. H. Berkowitz and seconded by Mr. Kafal. The PB voted 3-0-1 (Mr. Massey abstained)
307 to reduce the bond as recommended by JH Engineering.

308
309 Leonardo Estates -Construction Status/Schedule
310 The construction schedule has been received. No further action is needed at this time.

311
312 Hemlock Estates -DPW -Highway/Sewer Report(s)
313 Mr. Massey requested that Mr. Bechtholdt send him an email reminding him to contact Mark Kuras, DPW
314 Sewer Superintendent, regarding their sign-off on permit applications and the Hemlock pump station that
315 only has 1 motor functioning (two (2) plus years). The PB is looking for the reason(s) why.

316
317 Planning Board -Associate Member (Vacancy)

318 Point of information. No action needed.

319
320 Streetlight Installation -DPW Status/Update

321 Tabled to a later date.

322
323 Planning -Weekly Report(s)

324 Weekly report for November 12-16, 2018 is included in the packet. The PB had no comments / concerns.

325
326 Planning Board Concerns

327 Mr. H. Berkowitz proposes that the PB look at the rezoning of Riverdale St to the Riverdale Cemetery from
328 Residential Two (R-2) to Commercial for the Spring Annual Town Meeting. The warrant will close in March
329 2019. There are several properties that are businesses now but zoned as residential.

330
331 Mail –Review

332 In addition to the mail listed (attached hereto) the Planning Board noted receipt of the following
333 communications: Agenda for the November 27, 2018 meeting; Draft Agendas for the December 11, 2018
334 and January 08, 2019 agendas; Form A Application dated November 20, 2018 for Pasture Development
335 Group for Lots 6 and 7 Hannah Drive; Plan of Lots 6 and 7 on Hannah Drive dated November 08, 2018; Form
336 A Application dated November 20, 2018 for Kevin Pires for Lots 13 and 14 Hannah Drive; Plan of Lots 13
337 and 14 on Hannah Drive dated November 08, 2108; Memo dated November 06, 2018 (September 26, 2017)
338 to Planning Board from Town Planner regarding Winston Woods Definitive Residential Subdivision; Memo
339 dated November 16, 2018 (October 16, 2017) to Guerriere & Halnon from Town Planner regarding Winston
340 Woods Definitive Residential Subdivision; Letter to Planning Board from Fire Chief regarding Spring Street
341 water line; Letter dated November 17, 2018 to Town Planner from JH Engineering concerning Winston
342 Woods Definitive Subdivision Peer Review; Letter dated November 09, 2018 to Town Planner from JH
343 Engineering regarding Syncarpha Northbridge I Site Plan Peer Review; Draft Safety Committee Minutes
344 dated November 09, 2018; Public Meeting Notice for Syncarpha Northbridge I and Syncarpha Northbridge
345 II; Application for Site Plan Review dated October 23, 2018 for Northbridge I Community Solar Project;
346 Letter dated October 24, 2018 to Town Planner from Beals Associates concerning Syncarpha Northbridge I
347 Amendment to Site Plan Approval; Application for Site Plan Review dated October 23, 2018 for Northbridge
348 II Community Solar Project; Letter dated October 23, 2018 to Town Planner from Beals Associates for
349 Syncarpha Northbridge II regarding the Amendment to Site Plan Approval; Letter dated October 23, 2018 to
350 Town Planner from Beals Associates concerning Syncarpha Northbridge II Stormwater Management
351 Revisions; Syncarpha Northbridge I Community Solar Project Plan pages C3.0 – C3.5 dated 8/22/18; Letter
352 dated November 09, 2018 to Town Planner from JH Engineering regarding Syncarpha Northbridge I Site
353 Plan Peer Review; Draft Planning Board Minutes of November 13, 2018; Presidential Farms Open Space
354 Lots A & D; Email dated November 09, 2018 to Donna Truex from Town Planner concerning Presidential
355 Farms Phase V release and walking trails / bike path; Letter dated August 09, 2018 to Town Planner from
356 Bowditch & Dewey regarding Presidential Farms Phase V; Form K Performance Secured by Lenders
357 Agreement dated August 2018 for Presidential Farms; Letter dated July 23, 2018 to Town Planner from JH
358 Engineering regarding Presidential Farms Phase V Engineer’s Construction Estimate; Worcester South
359 District Registry of Deeds Recording Information for Presidential Farms Land Trust II; Worcester

360 South District Registry of Deeds Recording Information for Quitclaim Deed for Presidential Farms Open
361 Space Parcel A and Parcel D; Memo dated August 01, 2018 to Presidential Farms, Inc. from Town Planner
362 regarding Presidential Farms Phase V Surety & Lot Release Request; Letter dated November 07, 2018 to
363 Town Planner from WRT Management concerning feasibility of locating a cannabis cultivation and
364 processing operation at 1 Main Street; Letter dated November 08, 2018 to Planning Board from Impact
365 Real Estate Development regarding Moon Hill Estates Subdivision Planning Board Fee; Email dated
366 November 15, 2018 to J & F Marinella from Town Planner regarding The Camelot Phase 1B Revised Bond
367 Estimate; Letter dated November 09, 2018 to Town Planner from JH Engineering regarding The Camelot
368 Phase 1B Engineer's Construction Estimate; Email dated November 20, 2018 to Planning Board Chair from
369 Town Planner concerning Hemlock Estates Inspection Reports; Memo dated March 1, 2007 to Planning
370 Board from DPW Sewer Superintendent regarding Hemlock Subdivision; Community Planning &
371 Development Weekly Report of November 12 – 16, 2018; Email dated November 07, 2018 to Planning
372 Board Chair and DPW Director from Town Planner regarding Finish Paving in Adams Circle; Memo dated
373 November 15, 2018 to J & F Marinella, JA Taylor, Wal Mart, Presidential Farms, Inc., Mujeeb Construction
374 and Terreno Realty from Planning Administrative Assistant regarding the 2018-2019 Snow Plowing and
375 Sanding Contracts; Schedule of Planning Board Meeting dates for 2019; Schedule of Planning Board
376 Meeting dates for 2018.

377

378 Other

379 The PB signed plans that were needed.

380

381 Adjournment

382 Motion made by Mr. H. Berkowitz and seconded by Mr. Kafal. The PB having no additional business voted
383 4-0 to adjourn its meeting of November 27, 2018 at or about 9:10PM.

384

385 Respectfully submitted,

386

Approved by the Planning Board

387

388 Barbara A. Kinney

389 Planning Administrative Assistant



1 Mercantile Street – Suite 520
Worcester, MA 01608
508.756.7717 P
www.cmrpc.org

Date: November 8, 2018
To: Chief Elected Officials, Planning Board Chairpersons, Town Administrators/Managers, City/Town Planners, CMRPC Delegates and Alternates
From: Janet A. Pierce, Executive Director
Regarding: Notice of 2019 District Local Technical Assistance (DLTA) Availability

The Central Massachusetts Regional Planning Commission (CMRPC) is pleased to announce that the Baker-Polito Administration and the Massachusetts General Assembly (Legislature) has once again provided funding for the District Local Technical Assistance (DLTA) Program for Calendar Year 2019. Since 2006, this program has enabled CMRPC to provide technical assistance to member communities on eligible projects. This letter serves as an invitation for CMRPC member communities to apply for technical assistance. We are sending this out in anticipation that the State's guidelines will be generally consistent with and similar to past years. That said, there may be some variations in the funding guidelines that we have not anticipated in this initial solicitation.

According to the most recent guidelines of the Commonwealth's DLTA program, a proposed project must fall into one of the following four general priority categories (see Attachments A and B for examples of eligible projects for each priority funding area) to be considered eligible for technical assistance:

1. "Planning Ahead for Housing"
2. "Planning Ahead for Growth";
3. Technical Assistance to support Community Compact Cabinet Activities; and
4. Technical Assistance to support Regional Efficiency.

One or more DLTA assistance requests may be submitted for consideration in 2019. In addition to this solicitation, CMRPC will advertise and solicit requests at least once and probably twice more until the funds have been allocated. We encourage communities to work together to shape mutually beneficially requests. Requests for Resources for 2019 DLTA assistance should be submitted via email to CMRPC to the attention of:

Janet A. Pierce, Executive Director via email jpierce@cmrpc.org or
Trish Settles, Program Manager via email tsettles@cmrpc.org

We encourage communities to discuss potential projects with CMRPC staff prior to submitting an application. Please note that all projects must be completed by December 31, 2019. The required 5% cash match for this program will be provided by CMRPC, on behalf of our member communities. Therefore, there is no local cash match requirement to receive technical assistance under the 2019 DLTA program. However, municipalities must provide a minimum 5% in-kind match¹ to be applied to each specific DLTA project. Letters of Commitment are required and should describe the municipalities level of engagement.

¹ In-kind services can be local salaries, supplies, mileage, or other expenses incurred by the Town. This number should be estimated and provided to CMRPC in your application.

Application Development

CMRPC and the Physical Development Committee strongly encourage potential applicants to work closely with CMRPC staff in the development of the scope of service. This allows us to more confidently design a project that will meet the guidelines for DLTA, have the greatest probability of acceptance and funding, and provide the greatest benefit to the proponent and the region.

Decisions & Notice of Awards


- When making decisions for project selection, CMRPC will consider the following criteria:
 - Level of inter-municipal collaboration;
 - Impact on equity both locally and within the region;
 - Readiness for implementation;
 - Potential for replicability; and
 - Local implementation capacity.
- All decisions are the discretion of the CMRPC Physical Development Committee based upon its interpretation of the evaluation criteria (see Attachment C) and the availability of funding.
- CMRPC's Physical Development Committee reserves the right to request additional information before a decision is made.
- If a proposed project exceeds CMRPC's ability to undertake a project through the DLTA program, CMRPC and the applicant may engage in strategic discussion about either reducing the scope of the project or obtaining additional or alternative funding (e.g. local contribution, other grants) to complete the portion of the project that exceeds the DLTA-funded elements of the project.
- CMRPC's Physical Development Committee anticipates selecting projects for technical assistance beginning in January 2019. Applicants will be notified in writing via email of the decisions.

If you have questions or need additional information about the 2019 DLTA Program, please contact one of the following CMRPC staff members:

- Trish Settles: tsettles@cmrpc.org or (508) 459-3320
- Ron Barron: rbarron@cmrpc.org at (508) 459 3340
- Dominique Dutremble: ddutremble@cmrpc.org at (508) 459 3336
- Eli Goldman: egoldman@cmrpc.org at (508) 459 3321
- Emily Glaubitz: eglaubitz@cmrpc.org at (508) 459 3316
- Andrew Loew: aloew@cmrpc.org at (508) 459 3339
- Kerrie Carnes Salwa: ksalwa@cmrpc.org at (508) 459 3334

We look forward to receiving and considering your community's request(s) for DLTA assistance in 2019.

Warm Regards,



Janet A. Pierce, Executive Director

ATTACHMENT A

Eligible DLTA Project Activities

Examples of eligible DLTA activities shall include:

Planning Ahead for Housing

Planning and implementation activities that encourage and support affordable and market-rate housing production opportunities or support municipalities complying with new HUD fair housing regulations, specifically related to the Statewide Housing Production Goal of 10,000 multi-family units each year, that may include, but are not limited to:

- The development of market, mixed-income and affordable multi-family housing in transit-oriented-development locations, employment centers, downtown locations and state endorsed Priority Development Areas (PDAs) within the RPA's jurisdiction, including any "Gateway municipality" (see MGL, c.23A, s. 3A);
- The creation of as-or-right zoning districts such as those eligible under DHCD's Compact Neighborhoods policy or the Chapter 40R/Smart Growth statute;
- The creation of prompt and predictable permitting through an Expedited Permitting Priority Development Site using Chapter 43D for Residential;
- Identifying challenges and solutions in respect to infrastructure requirements that affect the ability to construct multi-family residential projects subject to the Permit Extension Act (s amended), assessing impediments to such projects, and recommending steps that the Commonwealth and/or the applicable municipality could realistically take to enable those projects to go forward;
- Regional analysis of affordable and market-rate housing needs, to include, for example, preparation of a *Housing Production Plan* pursuant to 760 CMR 56.00 et. seq., and similar undertakings that may guide the execution of a compact among communities for locating affordable and market-rate housing; and
- Assisting one or several municipalities who must comply with requirements under the new Fair Housing regulation issued by HUD.

Planning Ahead for Growth

Planning and implementation activities that encourage and support economic development and growth-related opportunities that may include, but are not limited to:

- Identification, assessment and mapping of Priority Development Areas (PDAs) and Priority Preservation Areas (PPAs) at the local and regional levels, including discussion of specific areas for multi-family housing growth. CMRPC has worked with communities in the region on conducting in-depth PDA analyses and this type of project is eligible for 2019 as well.
- Supporting prompt and predictable permitting through the Chapter 43D Expedited Permitting Program for Economic Development projects;
- Assisting with master planning or area planning best practices and innovations including corridor plans, strategic plans, and special area or topic plans;
- Encouraging communities to use the Economic Development Self-Assessment Tool (EDSAT) or similar tool to assess economic development opportunities within communities and/or regions and to develop implementation strategies based on EDSAT recommendations;
- Identifying challenges and solutions in respect to infrastructure requirements that affect the ability to advance economic development activities;
- Regulatory amendments and development or rewrites that are best practices or innovative. These could include zoning bylaws, subdivision regulations, or other legislation that addresses growth and development;
- At a city or town's request, identifying economic development projects subject to the Permit Extension Act (as amended), assessing impediments, and recommending steps that state and/or the applicable municipality could realistically take to enable those projects to go forward;
- Developing or updating economic development related components of municipal master plans and providing technical assistance that supports the implementation of strategies which are designed to advance well-planned growth and development policies and practices; and
- Development of economic development policies or plans for communities, assessing community capacity for economic development, or assessing economic development impediments.

Supporting the Community Compact, including Regionalization

- Supporting municipalities who are seeking to adopt state best practices under the Community Compact Cabinet program, including those who want to pursue projects of a regional nature. The regional planning agency should pursue a strategy intended to assist municipalities with the state's priority areas for better local government and work with Administration to generally support the CCC program. A list of the best practices is attached and should be attached to any solicitation for proposals.
- Shared services (e.g., regional lockup, regional 911 centers, other public safety and emergency response responsibilities, information technology/data management, school district/regional school district analysis, shared professional and administrative services, agreements to operate shared waste disposal/recycling facilities/programs);
- Collective purchasing (if such purchasing cannot be otherwise accomplished using state-wide contracts or can be achieved regionally for less than the state contract price, or items proposed for purchase are specific to municipal and/or school district agreements); and
- Cost saving measures that benefit more than one municipality.

Attachment B

Community Compact Cabinet Best Practices

EDUCATION Best Practices

Administration and Finance

Best Practice: Funding is assigned to the proper cost centers, costs are allocated appropriately between the municipal government and the school district, and costs and information is shared in a way that facilitates school-based budgeting. There is evidence that municipal and school administration and finance services are shared to realize economies of scale and may include the consolidation or regionalization of district administration. Data reporting is coordinated across all departments to align staffing and student data with financial reporting, and is consistent with DESE guidelines in order to facilitate benchmarking and comparisons to other schools and districts. Required data reports are sent to DESE through the School Interoperability Framework (SIF). Data reporting meets all quality assurance metrics for timeliness and accuracy.

Coordination and Collaboration – Professional Development

Best Practice: There is shared access to training and supports in regard to academic improvement best practices, with other schools in the same district, and with other districts (e.g. curriculum development, lesson plans, professional development, use of data to inform instruction, benchmark program finance, and track outcomes). Educational collaboratives and inter district agreements are utilized to achieve cost efficiencies and improve program offerings.

Coordination and Collaboration – Higher Education

Best Practice: There is evidence of partnership agreements with higher education institutions to improve articulation with college credit as well as to promote college and career readiness.

Coordination and Collaboration - Transitions

Best Practice: Transition supports are provided between early education and K-12 district and charter schools and demonstrate coordinated activities and resources that maximize families' access to supports promoting successful birth to eight transitions, with a specific focus on Kindergarten transitions.

Coordination and Collaboration – Early Education

Best Practice: There is evidence of partnerships with private providers in the provision of high quality early education and out of school time services to leverage existing resources, avoid duplication of services and enhance and streamline systems for children and families. The community can demonstrate local adoption of a framework to organize, align and integrate community efforts in early education and care, out of school time services, and family engagement.

ENERGY AND ENVIRONMENT Best Practices

Maximizing Energy Efficiency and Renewable Opportunities

Best Practice: There are documented and measurable energy use reduction goals; Clean power is generated locally; The municipal fleet is fuel efficient; Investments have been made in energy efficient municipal street lighting; Energy efficiency improvements and renewable thermal heating and cooling upgrades have been made to public facilities (e.g. housing and schools); Energy efficiency and renewable energy upgrades have been made to water/wastewater plants.

Climate Change Mitigation and Adaptation

Best Practice: There is plan to reduce greenhouse gas emissions and adapt to climate change; Regulations and incentives discourage new development in at-risk locations, enhance the resilience of existing development, and encourage mixed-use growth and travel by multiple modes to reduce emissions; Critical coastal and inland infrastructure, buildings, and energy facilities are prepared for more frequent and intense storms.

Sustainable Development and Land Protection

Best Practice: There is a Master, Open Space and Recreation, or other Plan to guide future land conservation and development; Smart growth consistent zoning has been adopted (e.g. techniques in the MA Smart Growth/Smart Energy Toolkit); Investments in infrastructure and land conservation are consistent with the MA Sustainable Development Principles.

Comprehensive Water Resource Management

Best Practice: There is a plan to supply and conserve water, manage stormwater, and treat and reuse wastewater; The MA Water Conservation Standards are being implemented. Municipal regulations promote green infrastructure and the use of low impact development techniques; An Enterprise Fund or other mechanism is in place to fund maintenance and replacement of water infrastructure.

Solid Waste and Site Cleanup

Best Practice: There is a documented plan and approach to Brownfield redevelopment; There is a solid waste master plan; Waste management best practices have been adopted (e.g. "pay as you throw").

Promote Local Agriculture

Best Practice: A right to farm by-law or ordinance has been adopted; The community supports access to fresh produce through the creation of farmers markets and/or establishment of urban agriculture (e.g. commercial ventures or community gardens); Farmland is conserved through acquisition and/or regulation; Sustainable forestry is encouraged.

FINANCIAL MANAGEMENT Best Practices

Budget Document

Best Practice: The annual budget is a municipality's most important annual policy-making document. As such, the budget document details all revenues and expenditures, provides a narrative describing priorities and financial challenges, and otherwise offers clear and transparent communication of community policies to residents and businesses.

Financial Policies

Best Practice: Sound financial policies provide important structure and consistency around local fiscal policy decisions and are documented and adhered to. This best practice is achieved by evidence of documented fiscal policies including reserve levels, capital financing, and use of Free Cash.

Long-range Planning/Forecasting

Best Practice: Financial forecasting and long-term planning help communities detect fiscal challenges earlier, develop strategies to address issues that emerge, and provide the context for analyzing multi-year contracts and other financial trends. There is a documented financial planning process and plan that assesses long-term financial implications of current and proposed policies, programs and assumptions.

Capital Planning

Best Practice: Funding capital needs on a regular basis is critical to maintaining publicly-owned assets and delivering services effectively. The community develops and documents a multi-year capital plan that reflects a community's needs, is reviewed annually and fits within a financing plan that reflects the community's ability to pay.

Review Financial Management Structure

Best Practice: A strong and appropriately structured finance team is critical to both the short- and long-term health of a municipality. Communities striving for this best practice will evaluate the structure and reporting relationships of its finance offices to ensure that they support accountability and a cohesive financial team process. To the extent that gaps are identified, the community develops a written plan for implementation of the desired finance team structure.

HOUSING AND ECONOMIC DEVELOPMENT Best Practices

Preparing for Success

Best Practice: There is a demonstrated ability to partner with the private sector, non-profits, and public sector organizations in order to advance the housing and economic development vision and goals of the community as evidenced by the successful completion of public/private/non-profit project(s).

Housing

Best Practice: There is a documented community-supported housing plan that accounts for changing demographics, including young families, workforce dynamics, and an aging population.

Infrastructure

Best Practice: There is evidence of a community plan and process being followed to identify development sites and to undertake the necessary steps to enhance site readiness by ensuring the appropriate zoning, permitting, and land assembly.

Competitiveness

Best Practice: There is evidence of the continuous use of performance measures for the evaluation of how competitive the community is compared to other communities in terms of attractiveness for commercial development, and housing expansion.

Job Creation and Retention

Best Practice: There is a documented economic development plan which leverages local economic sector strengths, regional assets, encourages innovation and entrepreneurship, and demonstrates collaboration with educational institutions for the development of a workforce plan.

INFORMATION TECHNOLOGY Best Practices

Cyber Security

Best Practice: There is a documented cyber-security strategy, including policies, procedures and controls aligned with an industry standard security framework.

Transparency

Best Practice: There is a documented open data strategy including timelines for making municipal spending and budget information accessible from the city or town website in a machine readable and graphical format.

Business Continuity

Best Practice: There is a written disaster recovery and backup plan for critical municipal systems along with a documented plan to transfer paper documents to an electronic format and securely store backup electronic municipal data in locations geographically separated from the primary source.

Citizen Engagement

Best Practice: There is a documented citizen engagement strategy for deployment of technology solutions, including a public communication strategy and a professional development strategy to ensure that internal resources can effectively engage with users via technology.

Data Standards

Best Practice: There is a documented plan to implement generally accepted data standards in use at the national or regional-level to promote system interoperability, local data analysis and regional data analysis.

REGIONALIZATION/SHARED SERVICES Best Practices

Best Practice: In an era of shrinking budgets, loss of seasoned employees to retirement, and increased need for service improvements, productive partnerships between municipalities make sense for some communities. This best practice encourages regionalization of some services and sharing resources among municipalities. Technical assistance is available to help your community and potential municipal partners determine if regionalizing is the path to take.

TRANSPORTATION AND CITIZENS SAFETY Best Practices

Complete Streets

Best Practice: Complete Streets policies and programs provide accommodations for all users and modes, create safer and more livable neighborhoods, and encourage healthy transportation alternatives. The municipality will become certified through MassDOT and demonstrate the regular and routine inclusion of complete streets design elements and infrastructure on locally-funded roads.

Safe Routes to School

Best Practice: The community will show evidence of a comprehensive safe routes to school program which includes the prioritization of snow removal around schools and routes to schools as well as snow removal from bus stops, clearly marked crosswalks, safe sidewalks, safe student pick-up/drop-off areas free from congestion. The program will also include student education on pedestrian safety such as taking care in walking past driveways and through a parking lot, using cross walks, and crossing with a crossing guard.

A Safe and Mobile Future for Older Drivers

Best Practice: There is a documented plan to address the anticipated increase in older drivers in the years to come. The plan will include a goal for reducing crashes involving older drivers over the next five years, identification of the issues surrounding older driver mobility, including infrastructure improvements, education for older road users and the public with topics to include insurance and liability concerns, and medically impaired drivers, as well as identify and promote transportation options for older adults in the community.

Sharing Best Practices

Best Practice: Municipal Public Works Departments and Highway Departments can learn from each other and share best practices about technologies and operating, maintaining and managing the assets and departments for which they are responsible. Participation in the Bay State Roads Program (BSR) is a demonstration of implementing this best practice. The Bay State Roads Program is a federally and state funded program that

provides and facilitates the sharing of state of the art planning, design, and operational information for city and town public works managers.

Citizen Safety

Best Practice: There are documented community-based programs to increase, pedestrian safety and motorcycle safety, and promote awareness of the use of seatbelts and child seats, the dangers of texting and distracted driving, the dangers of speeding and aggressive driving, and the dangers of driving while impaired. The community will demonstrate participation in the Commonwealth's Office of Public Safety and Security's trainings and conferences as well as the dissemination of public safety information to citizens.

<http://www.mass.gov/governor/administration/Groups/communitycompactcabinet/bestpractices/>

Gary Bechtholdt

From: Sharon Susienka
Sent: Monday, December 10, 2018 10:21 AM
To: Gary Bechtholdt; Barbara Kinney; Ken Warchol; Michael Proto; Mike Lebrasseur, BPCC; obe210@gmail.com
Cc: Adam Gaudette; Melissa Wetherbee; Catherine Stickney, Supt. of Schools
Subject: Community Preservation Committee

Hi everyone.

By way of action taken under Article 5 at the Fall Annual Town Meeting, October 23, 2018, a Community Preservation Committee was established as follows:

§4-322 COMMUNITY PRESERVATION COMMITTEE

A. Establishment

There is hereby established a Community Preservation Committee, consisting of nine (9) voting members pursuant to MGL Chapter 44B. The composition of the committee, the appointment authority and the term of office for the committee members shall be as follows:

- a. One member of the **Planning Board** as designated by the Board;
- b. One member of the **Conservation Commission** as designated by the Commission;
- c. One member of the **Historical Commission** as designated by the Commission;
- d. One member of the **Playgrounds and Recreation Commission** as designated by the Commission;
- e. One member of the **Housing Authority Board** as designated by its Board of Directors;
- f. One member of the **School Committee** as designated by the Committee;
- g. Three at-large members appointed by the Board of Selectmen.

Members of the Community Preservation Committee shall serve for a term of three years or until the person no longer serves on the board or commission being represented. Any vacancy on the Community Preservation Committee shall be filled by the commission, authority or board that designated the member who creates the vacancy by designating another member for the unexpired portion of the term.

Should any of the commissions or boards who have appointment authority under this Section be no longer in existence for whatever reason, the appointment authority for that commission or board shall become the responsibility of the Board of Selectmen.

With that please have your respective Boards designate a member as soon as is feasible and let me know via memo or email [cc: Town Manager]. I will place a notice on the Town's website to advertise for the 3 at-large positions that are appointed by the Selectmen.

Thank you.

*Sharon L. Susienka
Exec. Asst. to the Town Manager
Town of Northbridge
Phone: 508-234-2095
Fax: 508-234-7640*

Barbara Kinney

From: Barbara Kinney
Sent: Wednesday, January 02, 2019 10:16 AM
To: Gary Bechtholdt
Subject: Presidential Farms Phase II (Washington Street)
Attachments: Presidential Farms Phase II Form G.pdf

Gary:

Upon review of our records, it appears that we do not have an updated Form G, Performance Secured by a Deposit of Money, for Presidential Farms Phase II (Washington Street). The most recent one in our files is dated 10/01/2007 with a completion date of 02/28/2008 (see attached).

Barbara A. Kinney
Planning / Conservation
Administrative Assistant

NORTHBRIDGE PLANNING BOARD

FORM G

PERFORMANCE SECURED
BY DEPOSIT OF MONEY



October 01, 2007

Applicant: Presidential Farms, Inc

Address: 971 Concord Street (PO Box 3503) Framingham, MA 01705

AGREEMENT made this date between the Town of Northbridge and the applicant named above, hereinafter referred to as "the applicant", to secure the construction of ways and installation of municipal services in the subdivision of land shown on a plan entitled Presidential Farms Definitive Subdivision / Flexible Development dated July 27, 1999 & revised through February 06, 2001, owned by David Brossi, President, Presidential Farms, Inc. address 971 Concord Street (PO Box 3503) Framingham, MA 01705, land located off Hill Street & Lincoln Circle and showing 105 proposed lots.

KNOWN ALL MEN by these presents that the applicant hereby binds and obligates himself, his or its executors, administrators devisees, heirs, successors and assigns to the Town of Northbridge, a Massachusetts municipal corporation, acting through its Planning Board, in the sum of \$12,700.00 dollars, and has secured this obligation by depositing with the Treasurer of Northbridge a deposit of money in the above sum to be deposited in a subdivision escrow account in the name of Town of Northbridge. The deposit of money is to be used to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval of a Definitive Plan (Form C) dated July 27, 1999
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated September 1988.
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated February 14, 2000.
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other documents specifying construction or installation to be completed, namely; (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by a deposit of money) Special permit /Flexible development -Deposit of money specific to Phase II of subdivision development.

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations or has elected to provide another method of securing performance as provided in M.G.L, Chapter 41, § 81-U.


Upon completion by the applicant of all obligations as specified herein, on or before February 28, 2008 or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the deposit of money including all interest accrued thereon shall be returned to the applicant by the Town of Northbridge and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the deposit of money may be applied in whole, or in part, by the Planning Board for the benefit of the Town of Northbridge to the extent of the reasonable cost to the




Town of completing such construction or installation as specified in this agreement. Any unused money and the interest accrued on the deposit of money will be returned to the applicant upon completion of the work by Northbridge.

The Town of Northbridge acting by and through its Planning Board hereby agrees to accept the aforesaid deposit of money in the amount specified in this agreement as security for the performance of the project is aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS THEREOF we have hereunto set our hands and seals this 1 of October, 2007

By: 
David Brossi, Presidential Farms, Inc.




Acceptance by a Majority of the
Planning Board

COMMONWEALTH OF MASSACHUSETTS

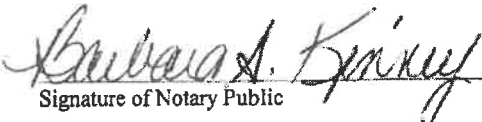
Worcester County,

October 1, 2007

Then personally appeared Barbara Gaudette one of the above named members of the Planning Board of Northbridge, Massachusetts and acknowledged the foregoing instrument to be their free act and deed.



BARBARA A. KINNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 3, 2011


Signature of Notary Public

My Commission expires: March 3, 2011

Duplicate Copy Sent to:
Applicant
Town Clerk
Town Treasurer

December 7, 2018

VIA EMAIL AND FIRST CLASS MAIL

Town of Northbridge
Northbridge Planning Board
14 Hill Street
Whitinsville, MA 01588
Attn: Brian J. Massey, Chairman

and

Mr. R. Gary Bechtholdt II, Town Planner
Community Planning & Development
Aldrich School - Town Hall Annex
14 Hill Street
Whitinsville, MA 01588

Re: *Presidential Farms, Inc. - David W. Brossi, President*

Dear Mr. Massey and Mr. Bechtholdt:

This office represents Presidential Farms, Inc., in connection with its development of the Presidential Farms Subdivision in Northbridge, Massachusetts. Our client has formally requested (i) that the Covenant (copy attached as Exhibit A) be released with respect to the 14 lots on Roosevelt Drive from Lincoln Street to station 0.00 on the cul-de-sac and (ii) that the Covenant be replaced with a Tri Party Agreement between the Town, Webster Five Cents Savings Bank and Presidential Farms, Inc. in the form previously submitted to the Town by letter to Mr. Bechtholdt dated August 9, 2018 with draft Form K – Performance Security By Lender Agreement (attached as Exhibit B).

In a memorandum to Mr. Brossi dated August 1, 2018 (copy attached as Exhibit C), Mr. Bechtholdt indicated that the release of the lots associated with Phase V is contingent upon completion of the walking trail & bike path and conveyance of Parcels A and D (the “Open Space Parcels”) as required by Conditions of Approval (the “Conditions of Approval”) of the Presidential Farms Definitive Subdivision Plan (copy attached as Exhibit D) and Section 173-86(d) of the Zoning Bylaw (copy attached as Exhibit E). Since that date, Mr. Brossi has completed the construction of the walking trails and bike path. A letter from the project Civil Engineering firm, Guerriere & Halnon, dated December 4, 2018 stating that the path, trail and recreation areas have been completed in substantial compliance with Town requirements is attached as Exhibit F.

The Open Space Parcels have been conveyed to a charitable trust, much like was done with Parcels B-1 in 2011 (copies of trust and deed attached as Exhibits G and H). Mr. Bossi, through our office, forwarded the proposed charitable trust and deed for the Open Space Parcels to your office originally by email on July 18, 2017 (copy attached as Exhibit I) for review and approval and again on August 29, 2017 by letter to Mr. Bechtholdt with the street acceptance request (copy attached as Exhibit J). In accordance with item 37 of the Conditions of Approval, the Planning Board had sixty (60) days to review the entity proposed as the grantee of the open space known as Parcels A, B-1 and D. A response was not received until December 29, 2017, well outside the sixty day period set forth in the Conditions of Approval.

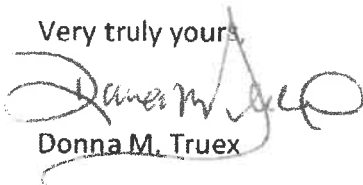
At the November 27th meeting, the Planning Board declined to release the lots stating that the Open Space Parcels had not been conveyed in accordance with the requirements of Section 173-86(d). Section 173-86(d) provides in pertinent part that "[t]he open space shall, *at the owner's option* (emphasis added), be conveyed to (1) the Town of Northbridge or its Conservation Commission; (2) a nonprofit organization, the principal purpose of which is the conservation of open space ..." Based on the plain language of the relevant section, the charitable trust to which title was conveyed clearly conforms with Section 173-86(d)(2). Moreover, Mr. Bossi has complied with the Conditions of Approval and the time for the Town to raise issue with the entity had long since expired. Since the Town declined to take title to the Open Space Parcels, which request Mr. Bossi was willing to accommodate despite the fact that he could have opted otherwise, he is left with limited options.

Based upon the foregoing, Mr. Bossi and Presidential Farms, Inc. have complied with the requirements of the Section 173-86(d) of the Zoning Bylaw and Conditions of Approval and, therefore, demand that the lots be promptly released. The continued withholding of the lot releases will cause considerable financial damage to Mr. Bossi and Presidential Farms, Inc. for which the appropriate restitution will be sought. If it will assist with the release process, Mr. Bossi remains willing to convey the Open Space Parcels from the charitable trust to the Northbridge Conservation Commission, but whatever the Town elects to do the demand for immediate release of the lots stands.

We look forward to this matter being promptly addressed and concluded.

Thank you.

Very truly yours,



Donna M. Truex

DMT

Enclosures

cc: David W. Bossi, w/encl. (via email)
James D. Hanrahan, Esq., w/encl. (via email)

Exhibit A
Covenant

BK24924P6210

151651

COVENANT

3/1/20

Mail

Feb. 27, 2001
NORTHBRIDGE, MASSACHUSETTS

APPLICANT: White Development Corporation
ADDRESS: 41 Central Street, P.O. Box 404
Auburn, Massachusetts 01501

KNOW ALL MEN by these presents that the undersigned has submitted an application dated July 27, 1999 to the Northbridge Planning Board for approval of a definitive subdivision of land entitled "Presidential Farms Definitive Subdivision/Flexible Development" prepared by Guerriere & Hainon, Inc. 1031 Providence Road, Whitinsville, MA relative to land located off of Hill Street and Lincoln Circle, Northbridge, MA and showing 105 proposed lots. The undersigned has requested the Planning Board to approve such plan without requiring a performance bond.

IN CONSIDERATION of said Planning Board of Northbridge in the County of Worcester approving said plan without requiring a performance bond, the undersigned hereby covenants and agrees with the inhabitants of the Town of Northbridge as follows:

1. That the undersigned is the owner in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land.
2. That the undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants, conditions, agreements, terms and provisions as specified in the following:
 - a. The Application of Approval of Definitive Plan (Form C).
 - b. The Subdivision Control Law and the Planning Board's Rules and Regulations governing this subdivision.
 - c. The certificate of approval and the conditions of approval specified therein, issued by the Planning Board, dated February 14, 2000.
 - d. The definitive plan as approved and as qualified by the certificate of approval.

However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell or convey any lot, subject only to that portion of this covenant which provides that no lot be sold or conveyed or shall be built upon until ways and services have been provided to service such lot.

3. That this covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.
4. That particular lots within the subdivision shall be released from the foregoing conditions only upon the recording of a certificate of performance executed by a majority of the Planning Board and enumerating the specific lots to be released; and

01 SEP 28 AM 11:56

G:\R. H. White Construction Co., Inc.\Spring\Covenants 02.12.01.doc

plan Book 776 plan 96

①

5. That nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.
6. That the undersigned agrees to record this covenant with the Worcester County Registry of Deeds simultaneously with the endorsed definitive subdivision plan. Reference to this covenant shall be entered upon the definitive subdivision plan as approved.
7. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three (3) years from the date of such deed, as provided in Section 81U, Chapter 41, M.G.L.
8. That this covenant shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect upon the endorsement of approval.
9. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before February 13, 2003 the Planning Board shall release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.
10. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, Section 81U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation.

For title to the property, see deed of Martin P. Szerlag and Rose M. Szerlag dated July 27, 1994 and recorded at Worcester District Registry of Deeds in Book 16473, Page 304 and deed dated _____ and recorded herewith.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 13th day of February 2001.

White Development Corporation

By: [Signature]
David H. White, President

[Signature]
[Signature]
J. Timothy R E

Martin P. Szerlag, Jr.
Frank J. Szerlag

see pg 4

Acceptance by a Majority of the Planning Board of Northbridge

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

13th of Feb. 2001
seal

Then personally appeared the above-named David H. White, President of White Development Corporation, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of White Development Corporation., before me,

Carol A. Raul
Notary Public
My commission expires: *Sept 6, 2002*

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

_____, 2001

Then personally appeared the above-named _____

_____ and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Planning Board of Northbridge, before me,

Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

_____, 2001

Then personally appeared the above-named Martin F. Szerlag, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

_____, 2001

Then personally appeared the above-named Frank J. Szerlag and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public
My commission expires:

5. That nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.
6. That the undersigned agrees to record this covenant with the Worcester County Registry of Deeds simultaneously with the endorsed definitive subdivision plan. Reference to this covenant shall be entered upon the definitive subdivision plan as approved.
7. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three (3) years from the date of such deed, as provided in Section 81U, Chapter 41, M.G.L.
8. That this covenant shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect upon the endorsement of approval.
9. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before February 13, 2003 the Planning Board shall release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.
10. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, Section 81U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation.

For title to the property, see deed of Martin P. Szerlag and Rose M. Szerlag dated July 27, 1994 and recorded at Worcester District Registry of Deeds in Book 16473, Page 304 and deed dated _____ and recorded herewith.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 27 day of Feb, 2001.

White Development Corporation

By: _____
David H. White, President

Martin P. Szerlag
Martin P. Szerlag, Jr. OWNER

Frank J. Szerlag
Frank J. Szerlag OWNER

[Signature]
[Signature]
J. Timothy R. [Signature]

Acceptance by a Majority of the
Planning Board of Northbridge

4

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. _____, 2001

Then personally appeared the above-named David H. White, President of White Development Corporation, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of White Development Corporation., before me,

Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. 2/07, 2001

Then personally appeared the above-named Harry Berkowitz
et al. and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Planning Board of Northbridge, before me,

Susan M Brouwer
Notary Public
My commission expires:

SUSAN M. BROUWER
NOTARY PUBLIC
My Commission Expires Nov. 17, 2004

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. 2-26, 2001

Then personally appeared the above-named Martin P. Szerlag, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me,

[Signature]
Notary Public
My commission expires: 11/24/06

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. 2/26, 2001

Then personally appeared the above-named Frank J. Szerlag and acknowledged the foregoing instrument to be his free act and deed, before me,

[Signature]
Notary Public
My commission expires: 11/24/06

ATTEST: WORC. Anthony J. Vigliotti, Register

5

Exhibit B
Letter to Mr. Bechtholdt dated August 9, 2018 with proposed Form K – Performance Secured by Lender
Agreement

Donna M. Truex
Direct telephone: 508-926-3472
Direct facsimile: 508-929-3190
Email: dtruex@bowditch.com

August 9, 2018

VIA EMAIL AND FIRST CLASS MAIL

Mr. R. Gary Bechtholdt II
Town Planner
Northbridge Community Planning & Development
7 Main Street
Whitinsville, MA 01588

***Re: Presidential Farms, Phase V - Roosevelt Drive from Lincoln
Circle to Sta. 0+00 (end of cul-de-sac), Northbridge,
Massachusetts***

Dear Mr. Bechtholdt:

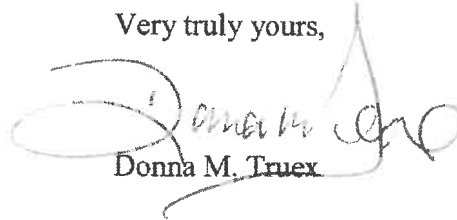
This office represents Presidential Farms, Inc. in connection with its development of the Presidential Farm subdivision in Northbridge, Massachusetts. Presidential Farms, Inc. would like to request a release of the Covenant for the fourteen (14) lots on Roosevelt Drive shown as Lots 50-63 on the definitive subdivision plan recorded in the Worcester District Registry of Deeds in Plan Book 772, Plan 96. While that section of Roosevelt Drive from Lincoln Circle to Sta. 0+00 (end of the cul-de-sac) is not complete at this time, Presidential Farms, Inc. proposes to provide a Form K – Performance Secured by Lender Agreement in the form attached hereto to secure its performance to complete construction of Roosevelt Drive in the amount and in accordance with the Engineer's Construction Estimate issued by JH Engineering Group dated July 23, 2018 and schedule attached hereto. A fully signed Form K will be provided to your office once this request is approved by the Planning Board.

Would you please place this request on the agenda for the next meeting of the Northbridge Planning Board?

If you should have any questions or require anything further in the interim, please do not hesitate to contact me.

Thank you.

Very truly yours,



Donna M. Truex

DMT:blb
Enclosures
cc: David W. Bossi
James D. Hanrahan, Esq.

NORTHBRIDGE PLANNING BOARD

FORM K

PERFORMANCE SECURED
BY LENDERS AGREEMENT



August _____, 2018

Northbridge, Massachusetts

Applicant: Presidential Farms, Inc. - David W. Brossi, President and Treasurer

Address: 971 Concord Street, Framingham, MA

AGREEMENT made this date between the Town of Northbridge and the applicant named above, hereinafter referred to as "the applicant" and the bank that has the first mortgage which is named Webster Five Cents Savings Bank and located at 100 Front St., Suite 1900, Worcester, MA 01608 hereinafter referred to as "the lender", to secure construction of ways and installation of municipal services in the subdivision of land shown on a plan entitled Presidential Farms, A Flexible Development in Northbridge, MA dated July 27, 1999, owned by Presidential Farms, Inc. address 971 Concord St., Framingham, MA, land located off Hill Street and Sutton Street in Northbridge and showing 105 proposed lots.

KNOWN ALL MEN by these presents that the applicant has recorded a first mortgage with the lender covering Presidential Farms - Phase V (designate area of plan that is covered under first mortgage) as shown on the above referenced plan as security for the payment of a certain note in the principal sum of \$191,095.50 dollars, and that the applicant and lender hereby bind and obligate themselves, their, or its executors, administrators, devisees, heirs, successors and assigns jointly and severally to the Town of Northbridge, a Massachusetts municipal corporation, acting through its Planning Board, in the sum of \$191,095.50 dollars, and has secured this obligation by the lender retaining said sum of money of said principal sum otherwise due the applicant to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval Definitive Plan (Form C), dated September 16, 1999
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated July 27, 1999
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated February 14, 2000
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other documents specifying construction or installation to be completed, namely; (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by a deposit of money) JH Engineering Group report dated July 23, 2018 with construction estimate and as otherwise required by the definitive subdivision approval. Lots 50-63 shown on plan recorded in the Worcester District Registry of Deeds in Plan Book 772, Plan 96.

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations or has elected to provide another method of securing performance as provided in M.G.L, Chapter 41, § 81-U.

Upon completion by the applicant of all obligations as specified herein, on or before September 30, 2020 or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the interest of the Town of Northbridge in such funds retained by the lenders shall be

{Client Files/022728/0154/STREET/DOC/04496729.DOC;2}

NORTHBRIDGE PLANNING BOARD

released, that portion of the agreement covering a specific stage of work shall become void, and the lender may

disburse such funds, which have been held as security for a specific stage of work, to the applicant. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, any funds remaining undisbursed shall be made available in whole, or in part, by the lender to the Planning Board for the benefit of the Town of Northbridge to the extent of the reasonable cost to the Town of completing such construction or installation as specified in this agreement. Any unused portion of such funds will be released by the Planning Board and may be disbursed by the lender to the applicant upon completion of the work by the Town of Northbridge.

The lender hereby agrees that none of the funds retained as security, as specified herein, shall be disbursed to the applicant without prior written release of said funds by the Planning Board.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS THEREOF we have hereunto set our hands and seals this _____ of August, 2018

Presidential Farms, Inc.

Signature of Applicant – David W. Brossi, President

& Treasurer

Webster Five Cents Savings Bank

Signature of Authorized Rep. of Lender
Louis Corapi, Senior Vice President

Acceptance by a Majority of the
Northbridge Planning Board

THE COMMONWEALTH OF MASSACHUSETTS

Worcester County, _____, 2018

Then personally appeared _____ one of the above named members of the Planning Board of Northbridge, Massachusetts and acknowledged the foregoing instrument to be their free act and deed.

Signature of Notary Public

My Commission expires: _____

THE COMMONWEALTH OF MASSACHUSETTS

Worcester County, _____, 2018

Then personally appeared before me David W. Brossi, President and Treasurer of Presidential Farms, Inc. and provided to me through satisfactory evidence, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that he signed the foregoing instrument as his free act and deed for its stated purpose.

Signature of Notary Public

My Commission expires: _____

THE COMMONWEALTH OF MASSACHUSETTS

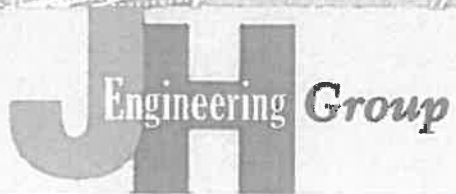
Worcester County, _____, 2018

Then personally appeared before me Louis Corapi, Senior Vice President of Webster Five Cents Savings Bank and provided to me through satisfactory evidence, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that he signed the foregoing instrument as his free act and deed for its stated purpose.

Signature of Notary Public

My Commission expires: _____

- Duplicate Copy Sent to:
- Applicant
- Lender
- Town Clerk
- Town Treasurer



- ◆ SITE DEVELOPMENT
- ◆ PERMITTING
- ◆ WASTEWATER
- ◆ SURVEYING

July 23, 2018

R. Gary Bechtholdt II, Town Planner
Town of Northbridge
Community Planning & Development
7 Main Street
Whitinsville, MA 01588

**Subject: Presidential Farms
Phase V
Engineer's Construction Estimate**

JHEG Job #: C0034-11

Dear Gary:

Per the request of the Northbridge Planning Board, JH Engineering Group, LLC (JHEG) has calculated a construction estimate for Phase of Presidential Farms subdivision. Phase V consists of the construction of Roosevelt Drive from Lincoln Circle (Sta. 7+91) to Sta. 0+00 (end of cul-de-sac). The estimate is based upon a site visit on July 3, 2018.

The estimate is based upon the following:

1. Binder course pavement was placed on June 1, 2018.
2. We are not aware of any outstanding issues with the Whitinsville Water Company.
3. Per an e-mail dated July 9, 2018 from Mark Kuras, Town of Northbridge Sewer Department, there are no outstanding sanitary sewer items that should be added to the bond estimate.
4. As per the other sections within Presidential Farms, the vertical granite curbing is to be installed immediately upon completion of the binder course pavement.

There has been a 15% administration and inflate on contingency added to the estimate total for inspections, contract administration, and inflation.

The purpose of the construction estimate is to provide the Northbridge Planning Board with an "Engineer's opinion" of the possible construction value for the project. Our estimate is based upon typical municipally bid public works projects subject to state prevailing wage rates. We use state prevailing wage rates, as the Town of Northbridge will be required to pay those prevailing wages should the Town ultimately become responsible for completing the project. The rates indicated within this estimate reflect current market conditions.

In addition, the construction estimate should not be construed to be a final punch list of items that are not complete. At each drawdown requested by the Developer, each of the line items will be evaluated for completeness, the unit price of each item will be reviewed to reflect the current cost of the item, and additional items will be added or deleted until the streets, etc. are accepted by Town Meeting vote for public streets or the final release by the Planning Board for private streets.

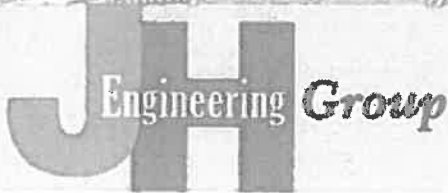
If you have any questions or comments, please feel free to contact me.

Sincerely,
JH Engineering Group, LLC



Jeffrey W. Howland, P.E.
President

cc: David Bossi



- ◆ SITE DEVELOPMENT
- ◆ PERMITTING
- ◆ WASTEWATER
- ◆ SURVEYING

**PRESIDENTIAL FARMS
PHASE IV
Northbridge, MA**

**SITE DEVELOPMENT
CONSTRUCTION BUDGET**

PHASE: V (Roosevelt Drive Sta. 0+00 +/- to Sta. 7+95 +/-) Lots 50-63
DATE: July 23, 2018
JHEG PROJECT #: C0034-11

CONSTRUCTION ITEM	UNITS	\$/UNIT	QUANTITY	VALUE	SCHEDULE
RIGHT OF WAY					
Top Course (1.5" Compacted Thk'ness)	Tons	\$ 100.00	225	\$22,500.00	6/30/2020
Prep Sidewalk Subgrade	Sq. Yds.	\$ 2.00	370	\$740.00	6/30/2020
8" Sidewalk Gravel	Cu. Yds.	\$ 30.00	85	\$2,550.00	4/30/2019
6" PCC Sidewalks and Driveways	Cu. Yds.	\$ 150.00	90	\$13,500.00	4/30/2019
Vertical Granite Curb	Lin. Ft.	\$ 30.00	1,780	\$53,400.00	4/30/2019
Street Lights	Each	\$ 2,000.00	1	\$2,000.00	4/30/2020
Street Trees (14 lots)	Each	\$ 400.00	28	\$11,200.00	4/30/2020
Island Landscaping	Allow	\$ 10,000.00	1	\$10,000.00	4/30/2020
Street Signs	Allow	\$ 250.00	1	\$250.00	Completed
Loam & Seeding	Sq. Yds.	\$ 5.00	3,100	\$15,500.00	4/30/2020
Right of Way SubTotal:				\$131,640.00	
DRAINAGE					
6" HDPE Subdrain	Lin. Ft.	\$28.00	760	\$21,280.00	Completed
Catchbasin Grease & Oil Traps	Each	\$300.00	6	\$1,800.00	4/30/2020
Raise Structures to Finish Grade	Each	\$300.00	11	\$3,300.00	4/30/2020
Drainage SubTotal:				\$26,380.00	
SANITARY SEWER					
Install Brick Inverts	Each	\$300.00	4	\$1,200.00	Completed
Raise Structures to Finish Grade	Each	\$300.00	4	\$1,200.00	4/30/2020
Sanitary Sewer SubTotal:				\$2,400.00	

MISCELLANEOUS				
Granite Bounds	Each	\$300.00	10	\$3,000.00 9/30/2020
As-Built Plans	Sheet	\$1,500.00	1	\$1,500.00 9/30/2020
Road Acceptance Plan/Legal Descriptions	Sheet	\$1,250.00	1	\$1,250.00 9/30/2020
Miscellaneous SubTotal:				\$5,750.00
SubTotal:				\$166,170.00
15% Contingency/Inflation/Administration:				\$24,925.50
TOTAL:				\$191,095.50

MISCELLANEOUS				
Granite Bounds	Each	\$300.00	10	\$3,000.00
As-Built Plans	Sheet	\$1,500.00	1	\$1,500.00
Road Acceptance Plan/Legal Descriptions	Sheet	\$1,250.00	1	\$1,250.00
Miscellaneous SubTotal:				\$5,750.00
SubTotal:				\$166,170.00
15% Contingency/inflation/Administration:				\$24,925.50
TOTAL:				\$191,095.50

Summer/Fall
2020

Exhibit C
Memorandum of Mr. Bechtholdt dated August 1, 2018 to Mr. Brossi



TOWN OF NORTHBRIDGE, MASSACHUSETTS

COMMUNITY PLANNING & DEVELOPMENT

R. Gary Bechtholdt II, Town Planner
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.2447 Fax: (508) 234.0814
gbechtholdt@northbridgemass.org

MEMORANDUM

Date: August 01, 2018

To: David Brossi, Presidential Farms Inc.

From: R. Gary Bechtholdt II, Town Planner 

RE: **PRESIDENTIAL FARMS**
Phase V -Surety & Lot Release Request

Arrangements have been made for the Planning Board to consider Presidential Farms -Phase V Surety and Lot Release requests at its meeting of Tuesday, August 14, 2018.

Please note, as part of such request a comprehensive construction schedule detailing planned completion of remaining improvements shall be provided in advance of this meeting date.

Please also note, it is my understanding the release of lots associated with Phase V is contingent upon completion of the walking trail & bike path. It is my understanding MetaComet Land Trust conducted a site visit earlier this summer -and may be interested in holding the CR for the properties.

The PB will review the status of the bike path & walking trails, as well as status of open space conveyance to a separate entity.

If you should require additional information or have any questions, please contact the Planning office.

Cc: /File

Exhibit D
Conditions of Approval

CONDITIONS OF APPROVAL

1. Endorsement of the approval is conditional upon the provision of a performance guarantee, in the form of a covenant/agreement duly executed and approved, to be noted on the plan and recorded with the Worcester County Registry of Deeds, said form of guarantee may be varied from time to time by the applicant subject to arrangement on the adequacy and amount of said guarantee by the Board.
2. This approval relates to the Preliminary Subdivision Plan for "Preliminary Forms" prepared for White Development Corporation by Guarize & Hahn, Inc., Northbridge, Massachusetts dated July 27, 1989 and (not) revised October 23, 1989, November 16, 1989, and December 10, 1989, proposing a Flexible Development Residential subdivision within the town of Northbridge, Massachusetts. The applicant has submitted a special permit issued by the Northbridge Planning Board dated April 10, 1989. The applicant has furnished and the (198) numbered residential lots and three (3) defined areas of common areas. The applicant shall comply with the conditions of approval, the construction of the ways and utilities shall conform to the Subdivision Rules and Regulations of the Northbridge Planning Board as in effect on the date of subdivision of the definitive plan and date being July 27, 1989.
3. The applicant shall complete the subdivision roadways and install the public utilities in the subdivision within two years after the approval of the plan which at such time endorsement of said approved plan shall apply. Prior to the expiration of said approval issued by the Board, the applicant shall request an extension of time prior to expiration of said approval period shall result in the Board's notifying the Building Inspector that no additional building permits shall be issued in said development. The request for an extension shall also include the length of time requested. Extension of time shall not in any case exceed two years. Additional extensions after the first may be applied for but not repeated at the Town Planner by the developer or representative and the Planning Board, Town Planner, the DPW Director, and the Town's consulting engineer will be held on a weekly, monthly or as needed basis during construction. Inspections shall be requested at the Town Planner by the developer at least two business days in advance of the inspection of any stage of construction.
5. The phasing for the development shall be as follows:
 - Phase I:
 - (A) Excavate Lincoln Circle from the existing temporary cut 42' x 60' up to the Tennessee Pipeline easement. A new temporary turnaround will be constructed with its center being station 94+50. This phase includes construction on lots 23, 49, 54, 55, 65, and 61 through 93, a total of 18 lots. Lot 79 will be used to construct a temporary detention basin.
 - Phase II:
 - (A) Complete Lincoln Circle
 - (B) Construct Washington Street from Lincoln Circle to Hill Street. This phase includes construction on lots 1 through 22 and 34 through 105, a total of 34 lots.
 - Phase III:
 - (A) Construction of Wilson Street to Roosevelt Drive.
 - (B) Construction of Roosevelt Drive northwesterly from Wilson Street to cut de acc.
 - (C) Construction of Roosevelt Drive southeasterly to station 21+0.
 - This phase includes construction on lots 24 through 35 and 74 through 79, a total of 18 lots.
 - Phase IV:
 - (A) Construction of Roosevelt Drive from Lincoln Circle to station 21+0.
 - This phase includes construction on lots 36 through 48 and lots 57 through 73, a total of 20 lots.
 - Phase V:
 - (A) Construction of Roosevelt Drive from Lincoln Circle southeasterly and southerly to the cut de acc.
 - This phase includes construction on lots 50 through 63, a total of 14 lots.
 6. At no time will there be more than 48 lots on a cut de acc.
 7. The maximum number of lots in the subdivision shall be one hundred five (105).
 8. An easement will be provided at the end of Roosevelt Drive to allow for access to the building property on Sprague Street.
 9. Hill Street will be used as access for construction vehicles.
 10. Hill Street will be kept free of dirt and debris and the scrubbers will be installed.
 11. If at any time another access point is desired, written permission from the DPW Director and the Planning Board is required.
 12. The stormwater collection system (catch-basin to manhole) will be constructed prior to other construction activity on site in order to protect properties down-gradient from the site from runoff.
 13. Covered bus stops with blue roofs (as designed on plan) shall be placed at locations determined by the Superintendent of Schools before the completion of each phase.
 14. The Town of Northbridge shall not be responsible for maintenance of the subdivision ways (snow removal, mowing, sweeping) or drainage easements or facilities until such ways are accepted as a public way by the Town.
 15. Maintenance of catch basins within the subdivision shall be the responsibility of the applicant until the roads are accepted by the Town.
 16. Signs with street numbers will be posted at the curbs of driveways of houses that can't be seen from the street.
 17. Conditions imposed by the Northbridge Conservation Commission in any final order of conditions issued for construction of the ways, easements and drainage facilities for the subdivision are hereby incorporated by reference as conditions of approval by the Planning Board.
 18. The applicant will notify the following improvements to the information of Jefferson Ave and Elmthorpe Drive: two street signs (type and location to be determined by Safety Committee and the Board of Selectmen), double yellow lines, and a rumble strip.
 19. A separate Submittal and Erosion Control Plan shall be submitted.

Exhibit E
Northbridge Bylaw Section 173-86

Conservation Commission a request for determination of applicability pursuant to MGL C. 131, § 40, and 310 CMR 10.05(3). The Planning Board shall refer data on proposed wastewater disposal to the Board of Health for its review and recommendation.

[Editor's Note: See Ch 222, Subdivision of Land]

- B. Any additional information required by the Planning Board to make the determination and assessments cited herein.

§ 173-84. Determination of density.

Based on the information submitted pursuant to § 173-83 above, the Planning Board shall determine the maximum number of dwelling units allowed on the premises. The maximum number of units shall be limited to the number of single-family dwelling units that could be constructed in an orthodox subdivision on the site in full conformance with all zoning, subdivision and other applicable state and local regulations and without the proposal of extraordinary engineering measures. Where the maximum number of units is in doubt or dispute, the determination of the Planning Board (and its consulting engineer) shall be conclusive for all purposes.

§ 173-85. Modification of lot requirements.

The Planning Board may authorize modification of lot size, shape and other bulk requirements for lots within a flexible development, subject to the following limitations:

- A. Lots having reduced area or frontage shall not have frontage on a street other than a street created by a subdivision involved.
- B. Each lot shall contain not less than 1/2 of the area required in the district in which the lot is located and have frontage of not less than 50 feet.
- C. Each lot shall have at least 50% of the required yards and 25% of the lot width in the district in which it is located.

§ 173-86. Open space requirements.

A minimum of 30% of the parcel shown on the development plan shall be contiguous open space, excluding required yards and buffer areas. Such open space may be separated by the road(s) constructed within the flexible development. Not more than 25% of such open space shall be wetlands, as defined pursuant to MGL C. 131, § 40.

- A. The required open space shall be used for conservation, historic preservation and education, outdoor education, recreation, park purposes, agriculture, horticulture, forestry or for a combination of these uses and shall be served by suitable access for such purposes.
- B. The required open space shall remain un-built upon, provided that 10% of such open space may be paved or built upon for structures accessory to the dedicated use or uses of such open space, pedestrian walks and bike paths.
- C. Underground utilities to serve the flexible development site may be located within the required open space.
- D. The required open space shall, at the owner's election, be conveyed to:
 - (1) The Town of Northbridge or its Conservation Commission;
 - (2) A nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above;
 - (3) A corporation or trust owned jointly or in common by the owners of lots within the flexible development. If such corporation or trust is utilized, ownership thereof shall pass with conveyance of the lots is perpetuity. Maintenance of the open space and facilities shall be permanently guaranteed by such corporation or trust which shall provide for mandatory assessments for maintenance expenses to each lot. Each such trust or corporation shall be deemed to have assented to allow the Town of Northbridge to perform maintenance of the open space and facilities, if the trust or corporation fails to provide adequate maintenance and shall grant the Town an easement for this purpose. In such event, the Town shall first provide 14 days' written notice to the trust or corporation as to the inadequate maintenance and, if the trust or corporation fails to complete such maintenance, the Town may perform it. The owner of each lot shall be deemed to have assented to the Town filing a lien against each lot in the development for the full cost of such maintenance, which liens shall be released upon payment to the Town of same. Each individual deed and the deed or trust or articles of incorporation shall include provisions designed to effect these provisions. Documents creating such trust or corporation shall be submitted to the Planning Board for approval, and shall thereafter be recorded in the Registry of Deeds.
- E. Any proposed open space, unless conveyed to the Town or its Conservation Commission shall be subject to a recorded restriction enforceable by the Town providing that such land shall be perpetually kept in an open state, that it shall be preserved for

exclusively agricultural, horticultural, educational or recreational purposes and that it shall be maintained in a manner which will ensure its suitability for its intended purposes.

§ 173-87. Buffer areas.

All dwellings and structures shall be located a minimum of 50 feet from adjacent properties. Buffer areas shall be retained in their natural vegetative state to the maximum extent feasible, except where adjacent to agriculturally used property.

§ 173-88. Decision.

The Planning Board may approve, approve with conditions or deny an application for a flexible development in accordance with § 173-47 of the Zoning Chapter and after assessing whether the flexible development better promotes the objectives of Article XIV, herein, than would orthodox development.

§ 173-89. Relation to other requirements.

The submittals and permits of this section shall be in addition to any other requirements of the Subdivision Control Law^{EN} or any other provisions of this Zoning Chapter.

[Editor's Note: For additional regulations, see MGL C. 41, §81-K et seq.]

**ARTICLE XV
Open Space Development District (Added 11-14-2000 ATM, Art. 22)**

§ 173-90. Purpose and intent.

The purpose and intent of the Open Space Development Overlay District is to:

- A. Provide greater choice in the type of housing to correspond to the varying needs of Town residents in different stages of their lives.
- B. Ensure that the development of additional housing units does not detract from the livability, scale, character or economic value of existing residential neighborhoods.

Exhibit F
Guerriere & Hanlon Letter dated December 4, 2018



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

www.guerriereandhalnon.com
Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

W-2013

December 4, 2018

Town of Northbridge Planning Board &
Town of Northbridge Conservation Commission
7 Main Street
Whitinsville, Massachusetts 01588

Presidential Farms, Inc.
15 Juniper Lane
Grafton, MA 01519

RE: Presidential Farms Bike Path, Walking Trail and Recreation Area

To Whom it May Concern;

At the request of Presidential Farms, Inc., Guerriere & Halnon has performed an inspection of the Bike Trail, Walking Path and Recreation Areas in the Presidential Farms subdivision. This inspection was based upon the following design documents and town approvals:

- Plan of "Presidential Farms" dated February 6, 2001 and endorsed by the Northbridge Planning Board on February 27th of 2001. Plans depicting an 8 foot wide by 1,816 foot long bike path on Parcels A and D, a 5 foot wide by 2,900 foot long walking path on Parcel A and a "Recreation Area" on Parcel D. There is also a general parking area labelled on the plans (sheet 3 of 11) although no actual area is depicted or dimensioned. Detail sheet 4 of 4 is imprinted with the planning board's conditions of approval. Condition number 36 pertains specifically to Parcels A and D, referring to the conditions of ownership of these parcels and other restrictions that are part of the approval. The recreation area on Parcel D is referred to as a "play area" in condition 36.
- Certificate of Approval of Subdivision Modification – Presidential Farms for applicant Northbridge Planning Board, Owner: David Brossi, Presidential Farms, Inc. dated March 15, 2017. This modification eliminated a portion of the walking trail (public access to Open Space Parcel A) within the vicinity of Lots 34 & 35 and Lots 33 & 37. This certificate was recorded on August 23, 2017 at the Worcester County registry of deeds in book 57622 page 173.
- Orders of Conditions issued by the Northbridge Conservation Commission for DEP file number 248-638. The Referenced plan is "Resource Area Plan for proposed Bike / Walking Path at Presidential Farms dated May 20, 2016 prepared by Guerriere and Halnon, Inc.. These Orders were recorded on July 5, 2016 at the Worcester County registry of deeds in book 55591 page 64.

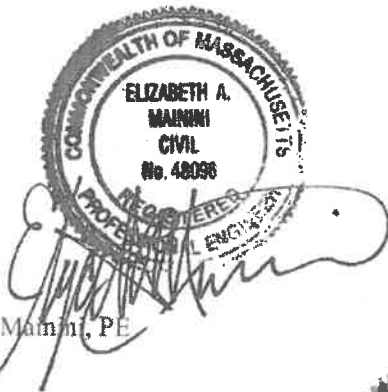
Upon review the above documents and inspecting the path, trail and recreation area it is our opinion that these areas have been constructed in substantial compliance with the referenced Plans, Certificate and Orders of Conditions.

The following details should be noted regarding the construction:

- The Bike Path and Walking Trail have been constructed in substantial conformance with regards to the location, materials and methods specified within the approved plans and construction details.
- Minor variations to the location and materials of the two bridge crossings of wetlands in the Walking Trail were discussed with and approved by the Conservation Commissions agent, David Pickart. It is our opinion that these variations enhance the negotiability and aesthetic aspects of the Walking Trail with no drawback whatsoever.
- A 36 foot by 50 foot gravel parking area has been installed in the area labelled "Proposed Parking Area" on the approved plans. While no detail was provided on the plan, we believe that this area is adequate for the anticipated number of vehicles utilizing the Bike Path and Walking Trail.

Please feel free to contact us with any further questions you may have regarding these areas.

Sincerely,



A circular professional seal for Elizabeth A. Mainni, Civil Engineer, No. 48096, Commonwealth of Massachusetts. The seal is partially obscured by a handwritten signature.

Elizabeth A. Mainni, PE



A handwritten signature in cursive script.



Ronald N. Tubman, PLS

Exhibit G
Charitable Trust

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 84263
Document Type	: TRUST
Recorded Date	: August 13, 2018
Recorded Time	: 11:44:47 AM
Recorded Book and Page	: 59248 / 137
Number of Pages(including cover sheet)	: 9
Receipt Number	: 1092805
Recording Fee	: \$225.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

PRESIDENTIAL FARMS LAND TRUST II

THIS TRUST AGREEMENT is made as of the 5th day of July, 2018, by David W. Brossi, with an address of 15 Juniper Lane, Grafton, Massachusetts (hereinafter the "Trustee"), who hereby declares and agrees that he has received this day from Presidential Farms, Inc. (hereinafter referred to as "Donor"), a Massachusetts corporation, the sum of Ten Dollars (\$10) and that he will hold and manage the same, and any additions to it, in trust, as follows:

I. Name of Trust

This trust shall be called Presidential Farms Land Trust II (hereinafter referred to as this "Trust").

II. Trust Property

The Trustees may receive and accept property, whether real, personal, or mixed, by way of gift, bequest, or devise, from any person, firm, trust or corporation, to be held, administered, and disposed of in accordance with and pursuant to the provisions of this Trust; but no gift, bequest or devise of any such property shall be received and accepted if it is conditioned or limited in such manner as to require the disposition of the income or its principal to any person or organization other than a "charitable organization" or for other than "charitable purposes" within the meaning of such terms as defined in Article III of this Trust, or as shall in the opinion of the Trustees, jeopardize the federal income tax exemption of this Trust pursuant to section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

III. Purpose of Trust

A. Use of Trust Property

The principal and income of all property received and accepted by the Trustees to be administered under this Trust shall be held in trust by them, and the Trustees may make payments or distributions from income or principal, or both, directly for such charitable purposes, within the meaning of that term as defined in Paragraph D, in such amounts and only for charitable purposes the principal purpose of which is the

conservation of open space, including, without limitation, for conservation, historic preservation and education, outdoor education, recreation, park purposes, agriculture, horticulture, and forestry use (collectively "Open Space Conservation Purposes") as the Trustees shall from time to time select and determine without making use of any other charitable organization; and the Trustees may make payments or distributions from income or principal, or both, to or for the use of such charitable organizations, within the meaning of that term as defined in Paragraph C, for such charitable purposes, within the meaning of that term as defined in Paragraph D. The Trustees may also make payments or distributions of all or any part of the income or principal to states, territories, or possessions of the United States, any political subdivision of any of the foregoing, or to the United States or the District of Columbia but only for charitable purposes within the meaning of that term as defined in Paragraph D, the principal purpose of which is Open Space Conservation Purposes. Income or principal derived from contributions by corporations shall be distributed by the Trustees for use solely within the United States or its possessions.

B. Prohibited Uses of Trust Property

No part of the net earnings of this Trust shall inure or be payable to or for the benefit of any private shareholder or individual, and no substantial part of the activities of this Trust shall be the carrying on of propaganda, or otherwise attempting, to influence legislation. No part of the activities of this Trust shall be the participation in, or intervention in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision hereof, this Trust shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization which is tax exempt or by an organization donations to which are deductible from taxable income to the extent allowed by the provisions of the Internal Revenue Code and other applicable legislation and regulations as they now exist or may hereafter be amended.

C. Charitable Organizations

In this Trust and in any amendments to it, reference to "charitable organizations" or "charitable organization" mean corporations, trusts, funds, foundations, or community chests created or organized in the United States or in any of its possessions, whether under the laws of the United States, any state or territory, the District of Columbia, or any possession of the United States, organized and operated exclusively for charitable purposes, no part of the net earnings of which inures or is payable to or for the benefit of any private shareholder or individual, and no substantial part of the activities of which is carrying on propaganda, or otherwise attempting to influence legislation, and which do not participate in or intervene in (including the publishing or distributing of statements) any political campaign on behalf of or in opposition to any candidate for public office. It is intended that the organization described in this Paragraph C shall be entitled to exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

D. Charitable Purpose

In this Trust and in any amendments to it, the term "charitable purposes" shall be limited to and shall include only fostering and promoting, whether by loan, grant of funds or performance of service, research, education, and educational activities, the general advancement of economic development and other knowledge, and charitable or educational purposes within the meaning of those terms as used in section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, but only to such purposes as also constitute public charitable purposes under the laws of trusts of The Commonwealth of Massachusetts.

IV. Action by Trustees

This Trust shall initially have one (1) Trustee. At any time this Trust consists of only one (1) Trustee, any reference to "Trustees" in this Trust shall be interpreted to mean the sole Trustee. In the event there are two Trustees, ANY ONE TRUSTEE may execute any and all instruments and certificates necessary to carry out the provisions of this Trust. In the event there are more than two Trustees, ANY TWO TRUSTEES, except as otherwise provided herein, may execute such instruments and certificates necessary to carry out the provisions of this Trust. All actions of the Trustees shall be taken either by resolution at a meeting or by written record without a meeting. The Trustees may appoint from among themselves a secretary, who shall cause a record to be kept of all actions of the Trustees. A copy of any resolution or action taken by the Trustees, certified by any one of the Trustees, may be relied upon by any person dealing with this Trust. No person shall be required to see to the application of any money, securities, or other property paid or delivered to the Trustees, or to inquire into any action, decision, or authority of the Trustees.

A Trustee may, by appropriate written instrument, delegate all or any part of his or her powers to another or others of the Trustees for such periods and subject to such conditions as such delegating Trustee may determine.

V. Trustees' Powers

In the administration of this Trust, the Trustees shall have all powers and authority necessary or available to carry out the purposes of this Trust and, without limiting the generality of the foregoing, shall have the following powers and authority, all exercisable solely in the fiduciary capacity and all subject to the condition that no power or authority shall be exercised by the Trustees in any manner or for any purpose whatsoever that is not consistent with and in furtherance of the charitable purposes of this Trust as specified in Article III:

A. To receive the income, profits, rents, and proceeds of the trust property, and to collect and receipt for the same.

B. To pay all administration expenses of this Trust and any taxes imposed upon it, and to settle, compromise, or submit to arbitration, any claims, mortgages, debts,

or damages, due or owing to or from this Trust, to commence or defend suits or legal proceedings, and to represent this Trust in all suits or legal proceedings.

C. To retain any property, real or personal, which they may receive as Trustees, even though such property (by reason of its character, amount, proportion to the total trust property, or otherwise) would not be considered appropriate for a fiduciary apart from this provision.

D. To sell, lease, exchange, give options upon, partition, convey or otherwise dispose of any property which they may hold from time to time, at public or at private sale or otherwise, for cash or other consideration or on credit, and upon such terms and for such consideration as they shall think fit, and to transfer and convey the same free of all trust; and to execute, acknowledge and deliver deeds, notes, mortgages, transfers, leases, options, contracts and other instruments whether or not the terms or effect thereof may extend beyond the duration of this Trust.

E. To manage real property in such manner as they shall deem best including authority to erect, alter or demolish buildings, to improve, repair, insure, subdivide and vacate any of said property; to adjust boundaries, to dedicate streets or other ways for public use without compensation; to impose such easements, restrictions, conditions, stipulations and covenants as they may see fit.

F. To invest and reinvest the trust property from time to time in any property, real or personal, including (without limiting the generality of the foregoing language) securities of domestic and foreign corporations and investment trusts, collective investment funds, common trust funds, bonds, notes, preferred stocks, common stocks, mortgages, mortgage participations, life insurance policies, savings bank accounts and certificates of deposit, even though such investment (by reason of its character, amount, proportion to the total trust property, or otherwise) would not be considered appropriate for a fiduciary apart from this provision, and even though such investment causes a greater proportion of the total trust property to be invested in investments of one type or of one company than would be considered appropriate for a fiduciary apart from this provision. No principal or income, however, shall be loaned, directly and indirectly, to any trustee or to anyone else, corporate or otherwise, who has at any time made a contribution to this Trust, not to anyone except on the basis of an adequate interest charge and with adequate security.

G. To employ such brokers, banks, custodians, investment counsel, attorneys, and other agents, and to delegate to them such of the duties, rights and powers of the Trustees (including among others rights to vote on shares of stock held by the Trustees) for such periods as they think fit. The Trustees may keep any of the trust property in the name of a nominee without mention of the trust in any instrument of ownership.

H. To participate in any merger, voting trust, reorganization or consolidation affecting the trust property, and in connection therewith to take any legal action which the Trustees could take if they owned in their individual capacity the securities concerned.

I. To exchange property for other property; to determine (within the limitations of Article III above) who are the distributees hereunder and the proportions in which they shall take.

J. To borrow money from any person, firm or corporation for the purpose of protecting, preserving or improving the trust property, to execute promissory notes or other obligations for amounts so borrowed, and to secure the payment of such amounts by mortgage or pledge of any trust property upon such terms and conditions as the Trustees may determine.

K. To determine whether and to what extent receipts should be deemed income or principal, whether and to what extent expenditures should be charged against income or principal and what other adjustments should be made between income and principal by following generally accepted trust accounting principles as the same shall exist from time to time.

L. In determining net income, to set aside and keep on hand whatever reserves they shall deem wise for taxes payable by them, for expenses, present or future, to provide for assessments, insurance, repairs, betterments, depreciation, depletion, obsolescence, general maintenance and such other purposes in such amounts as they shall deem advisable.

M. Any other provisions of this Trust notwithstanding, the Trustees shall distribute its income for each tax year at a time and in a manner as not to become subject to the tax on undistributed income imposed by section 4942 of the Internal Revenue Code, or the corresponding section of any future federal tax code. Any other provisions of this Trust notwithstanding, the Trustees shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code, or corresponding section of any future federal tax code; nor retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code, or corresponding section of any future federal tax code; nor make any investments in such manner as to incur tax liability under Section 4944 of the Internal Revenue Code, or corresponding section of any future federal tax code; nor make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code, or corresponding section of any future federal tax code.

VI. Trustees' Liability

No Trustee shall be answerable for loss in investments made in good faith. No Trustee shall be liable for the acts or omissions of any other Trustee, or of any accountant, agent or counsel or custodian selected with reasonable care. Each Trustee shall be fully protected in acting upon any instrument, certificate, or paper, believed by him to be genuine and to be signed or presented by the proper person or persons, and no Trustee shall be under any duty to make any investigation or inquiry as to any statement contained in any such writing but may accept the same as conclusive evidence of the truth or accuracy of the statements therein contained.

VII. Trustees' Bond and Compensation

None of the Trustees shall be required to furnish any bond or surety. The Trustees serving under this Trust are authorized to pay to themselves amounts for reasonable expenses incurred and reasonable compensation for services rendered in the administration of this Trust, but in no event shall any Trustee who has made a contribution to this Trust ever receive any compensation thereafter.

VIII. Successor Trustees

Any Trustee may resign his office at any time without leave of court upon thirty (30) days' written notice addressed to the Donor. The resignation or removal of a Trustee and the appointment of a successor Trustee shall be made by an instrument in writing by the Donor or any current Trustee. Every successor Trustee shall have the same powers and duties as those conferred upon the Trustees named in this Trust, provided in each case that a certificate signed by any Trustee naming the Trustee or Trustees appointed or removed and, in the case of an appointment, the acceptance in writing by the Trustee or Trustees appointed, shall be recorded in the Registry of Deeds. Upon the recording of such instrument, the legal title to the trust estate shall, without the necessity of any conveyance, be vested in said succeeding or additional Trustee or Trustees, with all the rights, powers, authority and privileges as if named as an original Trustee hereunder. In the event of the death of a sole Trustee without prior appointment of a successor Trustee, the executor, administrator or other legal representative of the deceased sole Trustee's estate shall be appointed successor Trustee.

IX. Amendment

This Trust may be amended or modified at any time or times by written instrument or instruments signed and sealed by the Trustees, and acknowledged by any of the Trustees, whenever necessary or advisable for the convenient or efficient administration of this Trust or to enable the Trustees to carry out the purposes of this Trust more effectively, provided that no amendment shall authorize the Trustees to conduct the affairs of this Trust in any manner or for any purposes contrary to the provisions of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code. An amendment of the provisions of this Article X (or any amendment to it) shall be valid only if and to the extent that such amendment further restricts the Trustees' amending power. All instruments amending this Trust shall be noted upon or kept attached to the executed original of this Trust held by the Trustees.

X. Irrevocability and Termination

This Trust shall be irrevocable. This Trust shall continue forever unless terminated at any time by action of the Trustees in their sole discretion. On such termination, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local

government, for public purposes. Provided further, upon dissolution or otherwise, no part of the principal and income of the trust may be used for the general purposes of the Donor.

XI. Certificates of Authority

Any person may rely on a copy, certified by a notary public, of the executed original of this Trust Agreement held by the Trustees, and of any of the notations on it and writings attached to it, as fully as he might rely on the original documents themselves. Any such person may rely fully on any statements of fact certified by anyone who appears from such original documents or from such certified copy to be a Trustee under this Trust Agreement. No one dealing with the Trustees need inquire concerning the validity of anything the Trustees purport to do. No one dealing with the Trustees need see to the application of anything paid or transferred to or upon the order of the Trustees of the trust.

XII. Governing Law

This Trust Agreement is executed and delivered in The Commonwealth of Massachusetts and it shall be governed by, construed and administered in accordance with its laws.

IN WITNESS WHEREOF this Trust Agreement has been executed by the Donor and by each of the Trustees named herein as of the day and year first above written to this and one or more counterparts thereof.

PRESIDENTIAL FARMS, INC

By: 

Printed Name: David W. Bossi
Its: President and Treasurer



David W. Bossi, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 5th day of July, 2018, before me, the undersigned notary public, personally appeared David W. Bossi, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose.

(official seal)

Loretta J Tenenholz
(type or print name) Notary Public
My commission expires:  LORETTA J. TENENHOLTZ
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 4, 2019

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 5th day of July, 2018, before me, the undersigned notary public, personally appeared David W. Bossi, Trustee proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose.

(official seal)


Loretta J Tenenholz
(type or print name) Notary Public
My commission expires:  LORETTA J. TENENHOLTZ
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 4, 2019

Exhibit H
Deed of Parcels A and D to Trust

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 84264
Document Type	: DEED
Recorded Date	: August 13, 2018
Recorded Time	: 11:44:47 AM
Recorded Book and Page	: 59248 / 146
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1092805
Recording Fee (including excise)	: \$125.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/13/2018 11:44 AM
Ctrl# Doc# 00084264
Fee: \$.00 Cons: \$.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Property: Parcels A and D, Open Space, Roosevelt Drive, Northbridge, Massachusetts
Grantee Address: P.O. Box 3503, Framingham, MA 01705

QUITCLAIM DEED

Presidential Farms, Inc., a Massachusetts corporation with a mailing address at 15 Juniper Lane, Grafton, Massachusetts ("Grantor"), for and in consideration of less than One Hundred Dollars (\$100.00), the receipt and sufficiency of which are hereby acknowledged (the consideration being less than \$100.00, no deed stamps are required under M.G.L. c. 64 D), grants and conveys to David W. Brossi, Trustee of the Presidential Farms Land Trust II, u/d/t dated July 5, 2018 ("Grantee") and recorded in the Worcester District Registry of Deeds (the "Registry") herewith,

with **QUITCLAIM COVENANTS**, the following:

That certain parcel of land with improvements thereon situated in the Town of Northbridge, Worcester County, Massachusetts, shown as "Open Space Parcel-A 1,045,302 sq.ft.+/-" and "Parcel "D" Recreation Area 113,872 s.f.+/-" (collectively, the "Property") on a plan entitled "Presidential Farms Definitive Subdivision Plan of Land in Northbridge, Massachusetts" prepared by Guerriere & Halnon, Inc., dated July 27, 1999 and last revised February 6, 2001, as recorded in the Registry in Plan Book 772, Plan 96 (the "Plan").

Being a portion of the premises conveyed to Grantor by a deed from White Development Corp. dated December 6, 2002 and recorded in the Registry in Book 28351, Page 20.

The conveyed premises are further subject to:

1. Easement to Worcester Suburban Electric Co., 80' wide and recorded May 4, 1937 in the Registry in Book 2693, Page 495, as same affects Parcel-A on the Plan.
2. Order of Taking and Petition by Northeastern Gas Transmission Company dated June 6, 1951 and recorded in the Registry in Book 3343, Page 351, as amended by partial release recorded in the Registry in Book 3541, Page 405. See also Amending Right of Way Agreements with Tennessee Gas

Pipeline Company dated June 23, 1992 and recorded in the Registry in Book 14416, Page 394 and dated February 7, 2000 and recorded in the Registry in Book 22395, Page 174, 178, and 182.

The Property is conveyed subject to the permanent restriction that the Property be preserved in perpetuity as "Open Space." The burden of this Restriction shall run with the Property and shall be binding upon all future owners of any interest therein. If any section or provision of this Restriction is deemed ambiguous, it shall be interpreted in accordance with the policy and provisions expressed in M.G.L. c 184, Sections 31 through 33, as amended.

The Property is conveyed together with the benefit of and subject to all easements, restrictions, liens and encumbrances of record to the extent the same are in full force and effect.

This conveyance does not constitute a sale of all or substantially all of the assets of the Grantor located in The Commonwealth of Massachusetts.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED as an instrument under seal this 5th day of July, 2018..

PRESIDENTIAL FARMS, INC.

By: [Signature]
Name: David W. Bossi
Its: President and Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 5th day of July, 2018, before me, the undersigned notary public, personally appeared David W. Bossi, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Presidential Farms, Inc.

[Signature] (official seal)
Notary Public
My commission
expires:

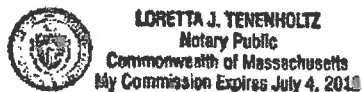


Exhibit I
Email to Mr. Bechtholdt dated July 18, 2017

Truex, Donna M.

From: Gary Bechtholdt <gbechtholdt@northbridgemass.org>
Sent: Tuesday, July 18, 2017 3:11 PM
To: Truex, Donna M.
Cc: Barbara Kinney; Masionis, Susan M.
Subject: RE: Street acceptance - Presidential Farms

This Message originated outside your organization.

Donna:
Thank you -I am in receipt of your email.
I will look to forward same to our Town Manager and Town Counsel for review.
Will keep you posted.
Thanks again and take care,
-Gary


R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT

Town of Northbridge
7 Main Street
Whitinsville, MA 01588
(508)234-2447

From: Truex, Donna M. [<mailto:DTruex@bowditch.com>]
Sent: Tuesday, July 18, 2017 2:42 PM
To: Gary Bechtholdt <gbechtholdt@northbridgemass.org>
Cc: Barbara Kinney <bkinney@northbridgemass.org>; Masionis, Susan M. <smasionis@bowditch.com>
Subject: Street acceptance - Presidential Farms

Hi Gary, attached are the proposed trust and deed for the open space land. If you want me to send this to counsel for review, please let me know who and I will gladly forward it on. Let me know if you have any questions in the meantime. Thank you. Donna

Donna M. Truex
Bowditch & Dewey, LLP | T 508-926-3472 | C 508-579-5744
[Boston](#) | [Framingham](#) | [Worcester](#)
www.bowditch.com | dtruex@bowditch.com | [Bio](#) | 

Bowditch & Dewey

An invitation to read our blogs:

- [At the Bar with Bowditch: A Legal Blog for the Craft Brewing Community](#)

Exhibit J
Letter to Mr. Bechtholdt dated August 29, 2017

*Bowditch
& Dewey*
ATTORNEYS

Donna M. Truex
Direct telephone: 508-926-3472
Direct facsimile: 508-929-3190
Email: dtruex@bowditch.com

August 29, 2017

VIA EMAIL AND FIRST CLASS MAIL

Mr. R. Gary Bechtholdt II
Town Planner
Northbridge Community Planning & Development
7 Main Street
Whitinsville, MA 01588

***Re: Presidential Farms, Wilson Street & Roosevelt Drive,
Northbridge, Massachusetts***

Dear Mr. Bechtholdt:

This office represents Presidential Farms, Inc. in connection with its development of the Presidential Farm subdivision in Northbridge, Massachusetts. The following streets have been completed in a manner fulfilling the requirements of the Northbridge Board of Selectmen, and there are no outstanding performance guaranties in effect: Wilson Street and Roosevelt Drive. Therefore, Presidential Farms, Inc. requests that the Board consider laying out said streets as town ways. In connection with its request, Presidential Farms, Inc. encloses the following:

1. As Built Plans of Wilson Street and Roosevelt Drive (full size and electronic copies were submitted to your office by Mr. Gamache separately, and Mylars will be provided upon request);
2. Proposed deed conveying the fee in the street, plus the associated easements to the Town of Northbridge with legal descriptions (two (2) copies);
3. Legal evidence that fee in the street has not been inadvertently conveyed to abutting lot owners in the form of copies of the first page of each recorded deed of all abutting properties to Wilson Street and Roosevelt Drive;
4. Proposed Trust for the Parcels A and D open space; and
5. Proposed Deed to Trust for Parcels A and D.

{Client Files/022728/0154/STREET/F1065303.DOCX;3}

August 29, 2017

Page 2

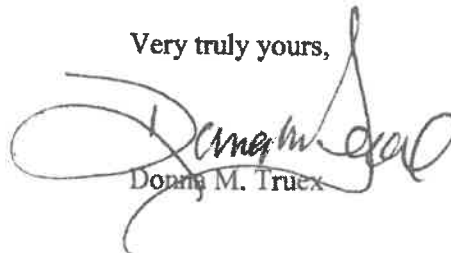
6. Letter from registered engineer dated July 10, 2017 to Town of Northbridge certifying that all work, as required by the rules and regulations and the approved subdivision plan, has been completed;
7. Certificate from registered land surveyor dated August 30, 2016 indicating that all permanent monuments are in place and are accurately located (to be provided next week);
8. The written certification by the DPW that the water supply system has been approved as installed was previously provided to your office; and
9. Recorded Certificate of Compliance for Phases III and IV of the Subdivision along with letter of support from the Northbridge Conservation Commission dated August 1, 2017 or acceptance of the streets.

The proposed article for Town Meeting and written evidence from the Town Treasurer that all property taxes have been paid have been previously supplied to your office.

If you should have any questions or require anything further, please do not hesitate to contact me.

Thank you.

Very truly yours,



Donna M. Truex

DMT:blb

cc: David W. Brossi
James D. Hanrahan, Esq.
Norman Gamache

FORM G

PERFORMANCE SECURED
BY DEPOSIT OF MONEY



November 18, 2014

Northbridge, Massachusetts

Applicant: J & F Marinella Development Corporation

Address: PO Box 629 Franklin, MA (26 Tia Place Franklin, Ma)

AGREEMENT made this date between the Town of Northbridge and the Applicant J & F Marinella Development Corporation, above, hereinafter referred to as "the applicant", to secure the construction of ways and installation of municipal services in the subdivision of land shown on a plan entitled "Hemlock Estates, a modified Definitive Subdivision" of the Town of Northbridge" dated January 04, 2008 & revised through June 10, 2008 owned by J&F Marinella Development Corporation address 26 Tia Place, Franklin, MA 02038 (PO Box 629), land located off Gendron Street in Northbridge, MA and showing Thirty-one (31) single-family house lots & One (1) Parcel F—Senior Living Development (Pine Knoll) proposed lots.

KNOWN ALL MEN by these presents that the applicant hereby binds and obligates himself, his or its executors, administrators devisees, heirs, successors and assigns to the Town of Northbridge, a Massachusetts municipal corporation, acting through its Planning Board, in the sum of Two Hundred Fifty Five Thousand Two Hundred Thirteen Dollars (\$255,213.00), and has secured this obligation by depositing with the Treasurer of Northbridge a deposit of money in the above sum to be deposited in a subdivision escrow account in the name of Town of Northbridge. The deposit of money is to be used to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval of a Definitive Plan (Form C) dated January 04, 2008;
2. Application for Special Permit [Flexible Development] dated January 04, 2008;
3. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated July 23, 1991, June 2000 & revised through February 05, 2003;
4. Conditions included in the Certificate of Approval (Definitive & Special Permit) issued by the Planning Board dated June 11, 2008;
5. The Definitive plan as qualified by the Certificate of Approval; and
6. Other documents specifying construction or installation to be completed, namely; (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by a deposit of money) Covenant dated July 16, 2008 [BK 43289 PG 319]; Northbridge Conservation Commission Orders of Condition issued July 09, 2008 [BK 43095 PG 366]; JH Engineering Group LLC report dated September 11, 2014; Hemlock Estates subdivision (Phase I, II & III); / Phase II lots: 14, 15, 26, 27, & 28; & Phase III lots: 16, 17, 18, 19, 20, 23, 24, & 25; / Lots 21 & 22 shall remain restricted to the Covenant and shall not be considered released; Applicant shall loop water service via Adams Circle and improve Smith & Gendron Street (street acceptance consideration) as may be required by the Planning Board

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations or has elected to provide another method of securing performance as provided in M.G.L., Chapter 41, § 81-U.

Upon completion by the applicant of all obligations as specified herein, on or before November 30, 2016 or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the deposit of money including all interest accrued thereon shall be returned to the applicant by the Town of Northbridge and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the deposit of money may be applied in whole, or in part, by the Planning Board for the benefit of the Town of Northbridge to the extent of the reasonable cost to the Town of completing such construction or installation as specified in this agreement. Any unused money and the interest accrued on the deposit of money will be returned to the applicant upon completion of the work by Northbridge.

The Town of Northbridge acting by and through its Planning Board hereby agrees to accept the aforesaid deposit of money in the amount specified in this agreement as security for the performance of the project is aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS THEREOF we have hereunto set our hands and seals this 16 of December, 2014

Applicant:

J & F MARINELLA DEVELOPMENT CORPORATION

[Signature]

Signature of Applicant—Frank Marinella, President

[Signature]

Signature of Applicant—Joseph Marinella, Treasurer

Town:

NORTHBRIDGE PLANNING BOARD

[Signature]

Pamela L. Ferrara

George S. Murray

Barbara H. Gaudette

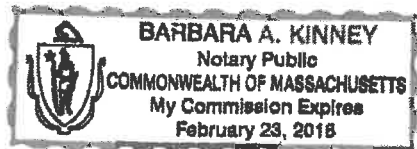
Acceptance by a Majority of the
Northbridge Planning Board

COMMONWEALTH OF MASSACHUSETTS

Worcester County,

December 17, 2014

Then personally appeared George S. Murray one of the above named members of the Northbridge Planning Board and acknowledged the foregoing instrument to be his/her free act and deed.



Barbara A. Kinney
Signature of Notary Public

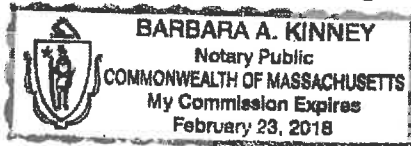
My Commission expires: February 23, 2018

COMMONWEALTH OF MASSACHUSETTS

Worcester County,

November 24, 2015

One this day 24 of November, 201~~7~~⁵ before me, the undersigned Notary Public, personally appeared Frank Marinella, President of J&F Marinella Development Corp. and proved to me through satisfactory evidence of identification, which were driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Barbara A. Kinney
Signature of Notary Public

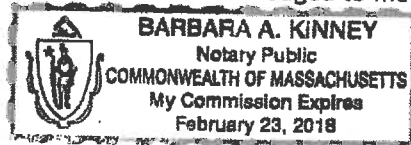
My Commission expires: February 23, 2018

COMMONWEALTH OF MASSACHUSETTS

Worcester County,

November 24, 2015

One this day 24 of November, 201~~7~~⁵ before me, the undersigned Notary Public, personally appeared Joseph Marinella, Treasurer of J&F Marinella Development Corp. and proved to me through satisfactory evidence of identification, which were driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Barbara A. Kinney
Signature of Notary Public

My Commission expires: February 23, 2018

Duplicate Copy Sent to:

- Owner/Applicant
- Town Clerk
- Town Accountant
- Town Treasurer
- /File

ASSIGNMENT OF DEPOSIT
(Hemlock Estates)


J & F MARINELLA DEVELOPMENT CORPORATION, d/b/a J & F MARINELLA DEVELOPMENT, hereby assigns and transfers to WILLIAM R. RENAUD, of 170 Keith Hill Road, S. Grafton, Massachusetts 01560 the sum of Two Hundred Fifty-five Thousand Two Hundred Thirteen and 00/100 Dollars (\$255,213.00), deposited with the Town of Northbridge and currently held in Account number 84010000, sub account 255453, together with additional interest accrued, which deposit was provided to the Town to secure completion of work related to Hemlock Estates Subdivision pursuant to an agreement entitled "Performance Secured By Deposit of Money," dated November 18, 2014, and signed December 16, 2014, by J & F MARINELLA DEVELOPMENT, developer, and the Northbridge Planning Board.

This assignment authorizes the Town of Northbridge and its duly authorized officers to release the amount of deposit, together with any accrued interest to WILLIAM R. RENAUD, when the work secured thereby has been completed or the obligation to do such work has otherwise terminated. This assignment is given for full and adequate consideration the receipt of which is hereby acknowledged, and is made in connection with the undertaking by WILLIAM R. RENAUD, to advance funds to finance the completion of the work secured by the deposit.

November 16, 2018

J & F MARINELLA DEVELOPMENT CORPORATION

By 
Frank Marinella, President

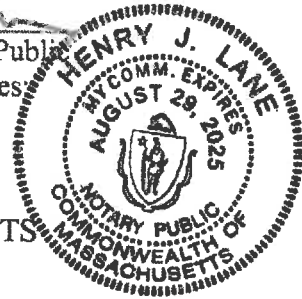
By 
Joseph Marinella, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 16th day of November, 2018, before me the undersigned notary public, personally appeared Frank Marinella personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of J & F Marinella Development Corporation.

Henry J. Lane
Notary Public
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 16th day of November, 2018, before me the undersigned notary public, personally appeared Joseph Marinella personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Treasurer of J & F Marinella Development Corporation.

Deborah N. King
Notary Public
My Commission Expires:



NORTHBRIDGE PLANNING BOARD

FORM G

PERFORMANCE SECURED
BY DEPOSIT OF MONEY



September 26, 2017

Applicant: J & F Marinella Development

Address: 26 Tia Place, Franklin, MA / PO Box 629, Franklin, MA 02038

AGREEMENT made this date between the Town of Northbridge and the applicant named above, hereinafter referred to as "the applicant", to secure the construction of ways and installation of municipal services in the subdivision of land shown on a plan entitled "The Camelot, a Definitive Subdivision Plan" dated September 25, 2009 & revised through February 17, 2012 and as may be further revised, owned by John Philip Puccio; Trustee Trimount Trust c/o Adlife Marketing address 15 Osprey Drive, Berkley, MA 02779 / 555 University Avenue, Norwood, MA 02062, land located off Hill Street and Hillcrest Drive (Whitinsville, MA) and showing sixty-five (65) single-family proposed lots.

KNOWN ALL MEN by these presents that the applicant hereby binds and obligates himself, his or its executors, administrators devisees, heirs, successors and assigns to the Town of Northbridge, a Massachusetts municipal corporation, acting through its Planning Board, in the sum of \$445,300.00 dollars, and has secured this obligation by depositing with the Treasurer of Northbridge a deposit of money in the above sum to be deposited in a subdivision escrow account in the name of Town of Northbridge. The deposit of money is to be used to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval of a Definitive Plan (Form C) dated October 13, 2009
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated June 2000 & revised through February 05, 2003
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated February 18, 2010.
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other documents specifying construction or installation to be completed, namely; (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by a deposit of money) Covenant dated November 25, 2010 (BK 46877 PG 180); Phase 1A (Lots 1-10 & Lots 60-65); Camelot Subdivision Plan (BK 886 PG 81); reference is made to JH Engineering Group, LLC report dated April 19, 2012; Order of Conditions (BK 46701 PG 342); DPW memo dated 12/12/10 regarding sewer & water installation; Planning Board letter dated July 12, 2012 concerning performance surety / lot release

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations or has elected to provide another method of securing performance as provided in M.G.L., Chapter 41, § 81-U.

Upon completion by the applicant of all obligations as specified herein, on or before September 30, 2018 or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the deposit of money including all interest accrued thereon shall be returned to the applicant by the Town of Northbridge and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the deposit of money may be applied in whole, or in part, by the Planning Board for the benefit of the Town of Northbridge to the extent of the reasonable cost to the

Town of completing such construction or installation as specified in this agreement. Any unused money and the interest accrued on the deposit of money will be returned to the applicant upon completion of the work by Northbridge.

The Town of Northbridge acting by and through its Planning Board hereby agrees to accept the aforesaid deposit of money in the amount specified in this agreement as security for the performance of the project is aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS THEREOF we have hereunto set our hands and seals this 26 of September, 2017

By: _____
Frank Marinella, President
J & F Marinella Development

Joseph Marinella, Treasurer
J & F Marinella Development

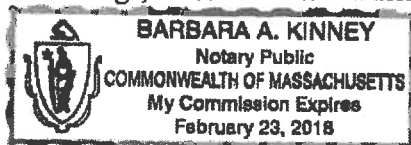
Acceptance by a Majority of the
Planning Board

COMMONWEALTH OF MASSACHUSETTS

Worcester County,

September 29, 2017

Then personally appeared James Berkowitz one of the above named members of the Planning Board of Northbridge, Massachusetts and acknowledged the foregoing instrument to be their free act and deed.



Barbara A. Kinney
Signature of Notary Public

My Commission expires: February 23, 2018

Duplicate Copy Sent to:
Applicant
Town Clerk
Town Treasurer

ASSIGNMENT OF DEPOSIT
(Camelot Subdivision)



J & F MARINELLA DEVELOPMENT CORPORATION, d/b/a J & F MARINELLA DEVELOPMENT, hereby assigns and transfers to WILLIAM R. RENAUD, of 170 Keith Hill Road, S. Grafton, Massachusetts 01560 the sum of Four Hundred Forty-five Thousand Three Hundred and 00/100 Dollars (\$445,300.00), deposited with the Town of Northbridge and currently held in Account number 84010000, sub account 255451, together with additional interest accrued, which deposit was provided to the Town to secure completion of work related to Camelot Subdivision pursuant to an agreement entitled "Performance Secured By Deposit of Money," dated September 26, 2017, and signed September 26, 2017, by J & F MARINELLA DEVELOPMENT, developer, and the Northbridge Planning Board.

This assignment authorizes the Town of Northbridge and its duly authorized officers to release the amount of deposit, together with any accrued interest to WILLIAM R. RENAUD, when the work secured thereby has been completed or the obligation to do such work has otherwise terminated. This assignment is given for full and adequate consideration the receipt of which is hereby acknowledged, and is made in connection with the undertaking by WILLIAM R. RENAUD, to advance funds to finance the completion of the work secured by the deposit.

November 16, 2018

J & F MARINELLA DEVELOPMENT CORPORATION

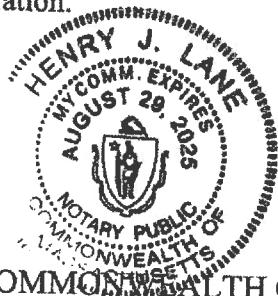
By 
Frank Marinella, President

By 
Joseph Marinella, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 16th day of November, 2018, before me the undersigned notary public, personally appeared Frank Marinella personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of J & F Marinella Development Corporation.



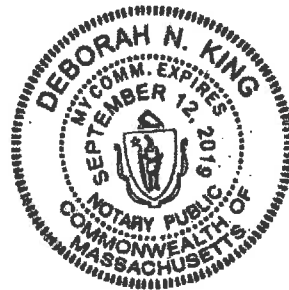
Henry J. Lane
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 16th day of November, 2018, before me the undersigned notary public, personally appeared Joseph Marinella personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Treasurer of J & F Marinella Development Corporation.

Deborah N. King
Notary Public
My Commission Expires:



Gary Bechtholdt

From: Muneer Ahmed <muneeruddin.ahmed@yahoo.com>
Sent: Monday, November 26, 2018 4:53 PM
To: Gary Bechtholdt
Cc: 'Mujeeb Ahmed'
Subject: Hannah Drive

Gary,

We are formally requesting the deletion of the grass island in the cul-de-sac at the end of Hannah drive. We are proposing to keep the entire cul-de-sac as asphalt pavement.

Let me know if you need anything else.

Thank You

Muneer Ahmed, PE
Project Manager
Mujeeb Construction Inc.
muneeruddin.ahmed@yahoo.com
(401)265-8389

Gary Bechtholdt

From: Gary Bechtholdt
Sent: Wednesday, January 02, 2019 9:59 AM
To: James Shuris
Cc: 'mass.bm@gmail.com'; Jamie Luchini
Subject: Subdivision Streetlights -status of installation, etc.

Importance: High

Jim:
The Planning Board is scheduled to review the overall status of Subdivision Streetlight Installation(s) at its next scheduled meeting (1/8).
Please provide this office (same to be forwarded to the PB) with an update.
Thanks,
-Gary

R. Gary Bechtholdt II
Northbridge Town Planner

COMMUNITY PLANNING & DEVELOPMENT
Aldrich School -Town Hall Annex
14 Hill Street (508) 234-2447

Northbridge Memorial Town Hall
7 Main Street, Whitinsville MA 01588
www.northbridgema.org

Community Planning & Development -Weekly Report November 19-23 & November 26-30, 2018

- **2016 Green Communities Program (Designation)** -reviewed with Chris Bennett (CMRPC) energy usage data for our (first) Annual Report to DOER; prepared narrative & readied report for submission (due 12/03); municipalities that fail to submit an annual report will be ineligible for the next GC grant round (2019)
- **2018 Green Communities Program (Grant)** -processed for payment invoicing for the Town Hall -Boiler & Town Hall Annex -Hot Water Tank; sub-contractor (Commercial Boiler Systems, Inc.) began steam trap replacements at Fire Station, however needs to (re)order different valves as there are multiple (different) fixtures throughout building; updated GC grant payment tracking spreadsheet; inspection sign-offs issued for Boiler and Hot Water Tank projects
- **Recreational Marijuana Establishments** -since local adoption (zoning) for the siting & operation of recreational marijuana establishments the Planning office has been contacted by a dozen potential/would-be applicants for retail dispensaries and marijuana cultivation facilities; some had general questions & inquiries about zoning and potential locations, while others seemed more prepared to discuss the steps involved to locate a retail establishment in town; Northbridge is limited to two (2) retail based upon 20% of existing off-premises alcohol licenses; Planning office shall work with the Town Manager to draft policy/guidance docs for the Board of Selectmen to help vet Applicants & streamline the local permitting process
- **Green Meadow Court** -spoke with resident concerned about condition of Green Meadow Court (unaccepted public way); Planning Board will look to (re)initiate process to consider street acceptance at a future Town Meeting
- **Rockdale Youth Center (RYC)** -met with students (11/27) at the RYC for a brainstorming exercise to design a small pocket park (parkette) on Providence Road, site of the former Rockdale Youth Center; students were fully engaged & offered many good suggestions; students will present their individual designs during a follow-up session on 12/3
- **MassDevelopment's Commonwealth Places Program** -met with Heather Elster, Executive Director Whitin Community Center (11/28) to discuss program to potentially fund the creation of a pocket park on Providence Road (former RYC site); MassDevelopment program will match crowdfunding committed to a community-drive place making project (up to \$50,000); shall confirm submittal requirement, timing of award, etc.; current round is open through December 21, 2018
- **Economic Development Committee (EDC)** -met with Chole Mawn (11/15), resident interested in serving on the town's Economic Development Committee; Ms. Mawn attend the 11/19 EDC meeting and has since submitted a Talent Bank Form for appointment; two (2) other individuals attend EDC meeting & may seek appointments as well; currently three (3) vacancies remain
- **Community Preservation Committee (CPC)** -with the passage of Article #5 (2018 FATM), the Board of Selectmen should announce/advertise the Community Preservation Committee positions; once established the Community Preservation Coalition will schedule a time to meet with the Town for an overview & training
- **(OSRP) Open Space & Recreation Plan Update Committee** -working with Executive Assistant to the Town Manager to verifying status of Committee members; initiative has been stalled due to lack of quorum & participation; Planning office is hopeful to revive efforts to complete the OSRP update next calendar year; town has engaged the services of the Beals & Thomas to assist in the preparation of this important town planning document
- **Planning Board** -attended meeting (11/27); one Associate Member (Vacancy)

Community Planning & Development -Weekly Report December 03-07, 2018

- **Green Communities Program** -submitted (our first) Annual Report to DOER as a designated Green Community; with annual report filing Northbridge remains eligible for the next GC grant round (application due March 2019); steam trap replacement within the Fire Station (re)commenced on 12/7, to be completed 12/10; as the town approaches the close of its second year as a Green Community, the town is starting to realize its energy reduction goal, reducing municipal energy consumption by approx. 9% (Northbridge 5-year Action Plan, 20% energy reduction by 2022); provided Kimberly Palmucci, Blackstone Valley Tribune Correspondent with press release on Northbridge's ongoing GC projects & initiatives; meeting next week (12/13) with DPW, School Dept. reps and Energy Conservation, Inc. (NGrid project expeditor) to update Energy Reduction Plan and identify potential projects for 2019
- **Recreational Marijuana Establishments** -Planning office continues to field questions & inquiries from individuals interested in locating marijuana establishments in town; Michael Hunnewell (Riverdale Street property) may look to contact Town Manager/BOS for follow-up meeting; prepared (DRAFT) guidance document and Application Process Form for the Board of Selectmen to consider adoption at its next scheduled meeting (12/17); establish/defines multi-step process required to review & vet prospective Applicants; Application creates requirement standards for the BOS as they negotiate a Host Community Agreement for the town; preparation of docs aimed to help streamline the local permitting process
- **Rockdale Youth Center (RYC)** -met with students at the RYC (12/3) who shared their individual ideas & designs for a potential pocket park at the site of the former RYC (Providence Road); may need to attend a follow-up session as some students were unable to present due to time; a variety of creative & unique concepts offered; looks like we have a few aspiring landscape architects, developers & planners in the making
- **MassDevelopment's Commonwealth Places Program** -spoke with Jonathan Berk, Director of Patronicity regarding MassDevelopment's Commonwealth Places Program; MassDevelopment may award up to \$50,000.00 in crowd-funding match for a selected community driven place-making project; the current funding round opened in July/August & closes in December (12/21); Planning office will continue to work with the Rockdale Youth Center and others to finalize design & project costs to create a park at the site of the former RYC recently conveyed to Northbridge; it is anticipated next round of funding will be July 2019; Planning office may look to apply for the creation of a pocket park in downtown Rockdale; if available, the town should seek to allocate municipal funds (\$5-10k) to help fund project (FY2020)
- **Hemlock Estates** -prepared/delivered notice to Developer (J&F Marinella Dev) of Planning Board action to initiate calling-in the performance bond (Deposit of Money) held for the residential subdivision consisting of Hemlock Street & Fir Hill Lane; accordingly the Developer has 45-days from the date of notification to address outstanding issues or risk having funds retained by the Town (Planning Board); proceeds of the bond may be utilized for the benefit of the Town to complete remaining work; Developer continues to show lack of progress & inability to address long-standing concerns; Hemlock Estates is the second J&F Marinella Dev subdivision the Planning Board has initiated calling-in the performance bond (Camelot -October 2018)
- **Camelot & Hemlock Estates** -in receipt of notarized documents for the (re)Assignment of Deposit held for the Hemlock Estates and Camelot subdivisions, from J&F Marinella Development Corp. to William R. Renaud; spoke with Town Treasurer & Town Manager regarding performance surety accounts held by the town; shall review same with Town Counsel; a (revised) new Performance Secured by Deposit of Money (Form G) may be executed by the Planning Board and Developer to reflect these changes
- **Department Head Meeting** -attended (12/06); reviewed/discussed BOS agenda items; FY2020 budget process; 5-year Capital Plan; update on Balmer School project; & Community Preservation Committee
- **Board of Selectmen** -attended meeting (12/3); discussed vacancies (5 to 6) on Open Space & Recreation Plan Update Committee; True Nature's Wellness presentation on proposed recreational marijuana retail

establishment for Main Street (within the vicinity of RT 146/Walmart locus area); & adoption of Northridge's Hazard Mitigation Plan (CMRPC)

- **Planning Board** -one Associate Member (Vacancy); 12/11 meeting canceled due to lack of voting quorum; next meeting scheduled for 01/08/2019

Community Planning & Development -Weekly Report December 10-14, 2018

- **Green Communities Program** -submitted request (to DOER) for second disbursement of GC funds (\$240,220.00 awarded); steam trap replacement at the Fire Station completed this week; steam trap replacement is last of the five GC-funded projects this year; due to age & condition of heating system, there were a few complications during installs; hosted meeting w/Energy Conservation, Inc. (NGrid Project Expeditor), attended by DPW Director, Highway Superintendent, School Business Manager, & Facilities Director; purpose of meeting was to review energy reduction projects completed to date, update our Energy Reduction Plan & identify projects for future GC-grants & municipal funding; GC 2019 Competitive Grant Program application due March 08, 2019
- **Town Hall VRFs** -prepared Contract Agreement packages for signature/distribution; Energy Conservation, Inc. (Commercial Boiler Systems) to install HVAC mini-splits within the main-level (first floor) of the Town Hall (replacing AC window-units); Northridge awarded MassCEC funds to help offset costs
- **Massachusetts Historical Commission** -in receipt of MHC announcement of Round 25 Mass Preservation Projects Fund; town awarded funds from MPPF Rounds 17, 18 & 22 for the Northbridge Memorial Town Hall; MHC scheduled to host workshop (01/10/19 -Millbury); MPPF is a state-funded 50% reimbursable matching grant program to support the preservation of properties, landscapes & site listed in the State Register of Historic Places
- **Local Historic District Study Committee (LHDSC)** -met with Ken Warchol & Harry Berkowitz (12/10) to review overall status of Historic District Study Report; LHDSC may reduce scope of the proposed district from 19 to 11 properties; including the Fletcher House, Whitin Mill, Cotton Mill, Town Hall, Library, Aldrich School, Whitinsville Savings Bank, Town Common (Memorial Square), Congregational Church, Trinity Church, & Community Center; LHDSC scheduled to meet next January 08, 2019
- **Recreational Marijuana Establishments** -contacted by Michael Hunnewell, proponent interested in locating cultivation facility adjacent to Riverdale Mill complex; also considering options to locate retail facility w/in Osterman Commerce Park; another cultivation operator may also be interested in siting a cultivation facility near Riverdale Mill
- **Fiberight** -attended meeting in Grafton (12/11) to review Fiberight, company that operates a waste-to-energy facility in Maine, interested in locating similar in south/central MA; Northbridge may not have suitable land inventory or access to/from for such use
- **(Former) Rockdale Youth Center Site** -in receipt of letters from students describing why they feel it is important for the community to have a park; Planning office to review narratives and designs prepared by RYC students; in addition to identifying potential funding source (MassDevelopment's Commonwealth Places Program) will begin design concepts & identify next steps
- **Rockdale Study (Urban Land Institute)** -awaiting receipt of ULI's Technical Assistance report for downtown Rockdale (due January/February 2019); Planning office has begun to reach out to property owners & stakeholders about potential (re)development, rehab opportunities & future partnerships
- **Presidential Farms (Open Space Parcels)** -Developer has created his own land trust for the conveyance of the open space parcels (bike/walking path & recreation lot) within the Presidential Farms subdivision development; Planning Board however did not accept/recognize land trust created, based upon review and guidance by Town Counsel; Planning Board encouraged Developer to talk with Metacomet Land Trust which would be an appropriate entity to hold Conservation Restriction with ability to provide long-term maintenance of amenities; Planning Board tabled action to January 08, 2019

- **Syncarpha Northbridge I & II (Church Street/Providence Road)** -prepared draft conditions of approval (site plan modifications) for the two (2) previously approved solar projects; changes to solar panel array layouts & additional tree removal to maximize production and efficiency
- **Main Street -Planned Business Development** -prepared review letter for Planning Board site plan/special permit application for proposed site development consisting of auto-repair service, car wash & contractor units to be located off Main Street (& Water Street)
- **FY2020 Budget Requests** -Admin Assistant prepared FY2020 budget(s) for Planning & Conservation departments (level service)
- **Safety Committee** -attended meeting (12/12); prepared meeting minutes
- **Planning Board** -one Associate Member (Vacancy); next meeting scheduled for 01/08/2019

Community Planning & Development -Weekly Report December 17-21, 2018

- **Green Communities Program** -prepared Quarterly Report [October 01 – December 31, 2018]; began preparation of Final Report to DOER; all five (5) GC grant-funded projects have been completed; Energy Conservation, Inc. (NGrid project expeditor) coordinating with others to prepare energy audits of municipal & school buildings in anticipation of 2019 GC grant application (March 2019)
- **Town Hall VRF Project** -executed Contracts Agreements distributed for the design/install of mini-split heat pump units (main level -Town Hall); Phase 2 (ground-level) to be completed subject to town appropriations in the Spring (May 2019); MassCEC awarded \$11,000 which will replace AC window units, providing heat/cool temperature options w/in individual rooms
- **Recreational Marijuana Establishments** -met with Chief of Police, Fire Chief, Building Inspector, & Michael Hunnewell, interested in locating retail within existing building of Osterman Commerce Park (Commerce Drive); due to proximity of playground & child care facility (buffers) may require relief (variance) from the ZBA; Planning office continues to field phone calls from prospective cultivator/retailers about zoning and overall status/process of permitting marijuana establishments in town; contacted by main petitioner of the zoning amendment to allow cultivation w/in R2 zone (passed over at the 2018 FATM), looking to Planning Board to assist in preparing article for consideration at the 2019 SATM
- **(OSRP) Open Space & Recreation Plan Update** -reviewed draft OSRP update in preparation of (re)commencing efforts to complete this initiative; finding committed residents to serve on Committee has been a challenge; Town has engaged the services of Beals + Thomas to assist; Conservation Agent has also offered input; up to 5 or 6 vacancies exist on the OSRP Update Committee, depending on responses received by Executive Assistant to Town Manager
- **CMRPC District Local Technical Assistance (DLTA)** -preparing 2019 application for CMRPC's Physical Development Committee considerations (due January 10, 2019); scope of work to include working with Northbridge's Economic Development Committee to develop the Economic Development section of a Master Plan update for the town; depending upon interest may also look to partner with neighboring Sutton, Grafton & Millbury on second application submission; Planning Board to review/approve DLTA application at its next scheduled meeting (01/08/2019)
- **Subdivision Developments** -conducted site visit(s) of active subdivisions: Presidential Farms, Carpenter Estates, Hemlock Estates, Leonardo Estates, and Camelot; roadway construction & associated infrastructure improvements have slowed (during the winter months); Planning office continues to receive calls and inquiries concerning groundwater breakouts & runoff from adjacent private properties and individual house lots under construction, may be a result of rainfall (soil saturation) and/or indicative characteristics of lots being developed
- **2018 Annual Report** -began preparation of Planning Board's annual reporting for 2018
- **Economic Development Committee (EDC)** -with the appointment of its newest member, the EDC has two (2) remaining vacancies; next meeting to be scheduled for January/February 2019 depending upon availability of members
- **Planning Board** -formalized agenda for next meeting scheduled for 01/08/2019; one Associate Member (Vacancy)

**Chloe Mawn
500 Benson Rd.
Northbridge, MA
01534**

December 19, 2018

**Town of Northbridge
Planning Board
7 Main St.
Whitinsville, MA
01588**

Dear Chairman Massey and members of the Planning Board,

Congratulations on passing Adult-Use marijuana in Northbridge. I am continuing to pursue a zoning amendment for marijuana cultivation on my family's R2 property, and I would like the Planning Board's input in preparation for the Spring Town Meeting. I am requesting that we can discuss this matter further at the next available meeting.

Thank you,
Chloe Mawn



TOWN OF NORTHBRIDGE
PLANNING BOARD
 Aldrich School –Town Hall Annex
 14 Hill Street, Whitinsville, MA 01588
 Telephone: (508) 234-2447 FAX: (508) 234-0821

NORTHBRIDGE PLANNING BOARD

Please find below meeting dates of the Northbridge Planning Board for the calendar year of 2019:

2019	
	<i>Spring Annual Town Meeting (May 07, 2019)</i>
Tuesday, January 08, 2019	Tuesday, May 14, 2019
Tuesday, January 22, 2019	Tuesday, May 28, 2019
	<i>Town Elections (May 21, 2019)</i>
Tuesday, February 12, 2019	Tuesday, June 11, 2019
Tuesday, February 26, 2019	Tuesday, June 25, 2019
	<i>Fall Annual Town Meeting (October 22, 2019)</i>
Tuesday, March 12, 2019	Tuesday, July 09, 2019
Tuesday, March 26, 2019	Tuesday, July 23, 2019
Tuesday, April 09, 2019	Tuesday, August 13, 2019
Tuesday, April 23, 2019	Tuesday, August 27, 2019
	<i>December 2019</i>
	Tuesday, September 10, 2019
	Tuesday, September 24, 2019
	Tuesday, October 08, 2019
	Tuesday, November 12, 2019
	Tuesday, November 26, 2019
	Tuesday, December 10, 2019
	Tuesday, December 24, 2019

Unless otherwise noted, the Planning Board typically meets the second & fourth Tuesday of each month in the Northbridge Memorial Town Hall (7 Main Street, Whitinsville, MA) Board of Selectmen's Room - beginning at 7:00 PM. Meeting dates may be subject to change.

Pursuant to Mass General Laws, notice of meetings must be posted with the Office of the Town Clerk 48 hours prior to the meeting. All meetings are open to the public.

[An audio recording of the meetings may be made to assist in the preparation of minutes; such recordings will not be archived]
 Meeting minutes shall serve as the official record of the Planning Board