AGENDA
TUESDAY, MARCH 10, 2020
Northbridge Town Hall
Board of Selectmen’s Room
7 Main Street
7:00 PM

REVISED 03/02/2020

I. CITIZENS FORUM

II. FORM A

III. 7:05 PM RETAIL MARIJUANA DISPENSARY - CONT. PUBLIC HEARING
(TRUE NATURES WELLNESS) 1096-1110 MAIN STREET
Site Plan Review - Section 173.49.1 / Article XII - Expedited Permitting
Special Permit - Section 173-18.6 Retail Marijuana
Special Permit - Art. XIII, Aquifer Protection District (Zone II)
Special Permit - Art. XVI, Route 146 Overlay District

OLD / NEW BUSINESS

Approval of Meeting Minutes - February 11, 2020 & February 25, 2020
Termination of Consulting Services - JH Engineering Group, Inc.
Camelot, Subdivision Modification - Informal Discussion (Pre-submittal)
Mike’s Way, Definitive Subdivision - Informal Discussion (Waiver Review)
Mike’s Way, Definitive Subdivision - Vote to Engage Services of Graves Engineering, Inc.
Lovel’s Garden Marketplace - Request to Extend Site Plan Approval (Issued 03.27.2019)
Open Space & Recreation Plan Update - Planning Board Public Forum April 28, 2020 (7PM)
Community Preservation Committee (CP Plan) - Meeting w/ Planning Board April 14, 2020 (7PM)
Green Meadow Court - Private/ Unaccepted Public Way
2020 Spring Annual Town Meeting - Tuesday, May 05, 2020 (7PM)
Planning Board - Associate Member (Vacancy)
Subdivision Status - Update(s)
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 Northbridge Planning Board is scheduled for Tuesday, March 24, 2020

[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
AGENDA
TUESDAY, MARCH 24, 2020
Northbridge Town Hall
Board of Selectmen’s Room
7 Main Street
7:00 PM

I. CITIZENS FORUM

II. FORM A

III. 7:05 PM RETAIL MARIJUANA DISPENSARY - CONT. PUBLIC HEARING (TRUE NATURES WELLNESS) 1096-1110 MAIN STREET
Site Plan Review -Section 173.49.1 / Article XII - Expedited Permitting
Special Permit -Section 173-18.6 Retail Marijuana
Special Permit -Art. XIII, Aquifer Protection District (Zone II)
Special Permit -Art. XVI, Route 146 Overlay District

OLD / NEW BUSINESS

Approval of Meeting Minutes - March 10, 2020
2020 Spring Annual Town Meeting - Tuesday, May 05, 2020 (7:00 PM)
Planning Board - Associate Member (Vacancy)
Subdivision Status - Update(s)
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 Northbridge Planning Board is scheduled for Tuesday, April 14, 2020

[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
AGENDA
TUESDAY, APRIL 14, 2020
Northbridge Town Hall
Board of Selectmen’s Room
7 Main Street
7:00 PM

7:00 PM   COMMUNITY PRESERVATION COMMITTEE - PUBLIC INFORMATIONAL HEARING
MGL CH 44B Community Preservation
(CPA) Community Preservation Plan

I.   CITIZENS FORUM

II.   FORM A

III.   7:35 PM   MIKE’S WAY, DEFINITIVE SUBDIVISION - PUBLIC HEARING
Chapter 222 - Subdivision Rules & Regulations
AP 19 Parcel 96 & 193 - Providence Road

IV.   7:55 PM

OLD / NEW BUSINESS

Approval of Meeting Minutes -March 24, 2020
Green Meadow Court - Private/Unaccepted Public Way
2020 Spring Annual Town Meeting - Tuesday, May 05, 2020 (7PM)
Planning Board - Associate Member (Vacancy)
Subdivision Status - Update(s)
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 Northbridge Planning Board is scheduled for Tuesday, April 28, 2020
AGENDA
TUESDAY, APRIL 28, 2020
Aldrich School -Town Hall Annex
14 Hill Street
7:00 PM

7:00 PM   OPEN SPACE & RECREATION PLAN UPDATE -PUBLIC FORUM
Planning for Open Space and Recreation

I.   CITIZENS FORUM

II.  FORM A

III. 7:45 PM

IV.  8:00 PM

OLD / NEW BUSINESS

Approval of Meeting Minutes -April 14, 2020
Green Meadow Court -Private/Unaccepted Public Way
2020 Spring Annual Town Meeting -Tuesday, May 05, 2020 (7PM)
Planning Board -Associate Member (Vacancy)
Subdivision Status -Update(s)
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 Northbridge Planning Board is scheduled for Tuesday, May 12, 2020

[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
CITIZENS FORUM

Citizens Forum is intended to provide the public with an opportunity to present concerns to the Planning Board. Citizens Forum is not meant to be a back-and-forth discussion. If the Planning Board feels a follow-up discussion is warranted arrangements may be made with the Owner/Applicant (Developer) to discuss concerns at the next available meeting - with the hopes of concluding a resolution.

➢ The Chair shall solicit comments from those in attendance;
➢ Board members shall not participate in any discussion;
➢ Topics included on the agenda shall be reviewed/discussed as they appear on the agenda;
➢ Items not included on the agenda may be commented on during Citizens Forum.
February 18, 2020

Northbridge Planning Board
Northbridge Memorial Town Hall
7 Main Street
Whitinsville, MA 01588

Subject: True Nature Wellness, Inc., 1096 - 1110 Main Street
Site Plan, Special Permit and Stormwater Review

Dear Planning Board Members:

We received the following documents on December 2, 2019:

- Correspondence from Allen Engineering & Associates, Inc. to Northbridge Planning Board dated November 25, 2019 re: Special Permit & Site Plan Review, True Nature's Wellness, 1096 - 1110 Main Street, with attachments.


Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' and supporting documents' conformance with applicable "Northbridge Zoning By-Laws"; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices. GEI was authorized to proceed with this review on January 23, 2020. GEI witnessed soil testing at the site on May 30, 2019.

Our comments follow:

**Zoning By-Law**

1. GEI has no issues relative to compliance with the Northbridge Zoning By-Law except as noted in the following five comments.

2. Registered marijuana dispensaries need to have a minimum front yard setback of 50 feet; a front yard setback of 36.9 feet was proposed. (§173-18.4.C.5)

3. The two southern-most parking spaces adjacent to the western side of the building are only eight feet wide. These spaces are required to be at least nine feet wide. (§173-27D.3)

4. The locations of the exterior entrances need to be identified on the plans. (§173-49.1.E.2.e)

5. The plans need to show the existing and proposed tree line(s). (§173-49.1.E.2.i)
6. The loading area needs to be shown on the plans. (§173-49.1.E.2.m)

7. If not already done, building elevation plans need to be submitted. GEI understands that the Planning Board will review the building elevation plans. (§173-49.1.E.2.n)

8. The landscape plan needs to be drawn by a registered landscape architect. (§173-101.C.1.a)

9. A central gathering place was not proposed. Considering the proposed use of a marijuana dispensary, GEI defers to the Planning Board whether a central gathering place is required. (§173-101.C.1.d)

10. GEI has no issues relative to compliance with Article XIII – Aquifer Protection Districts.

Hydrology & MassDEP Stormwater Management Review

11. GEI reviewed the hydrology computations and found them to be in order provided that the two following comments are addressed.

12. The post-development watershed areas map needs to identify drainage areas D4 and D5. It should be noted that the drainage map given to GEI shows two D3 subcatchments.

13. In the hydrology model for Pond B1 (the combination of the subsurface system and the eastern open basin) two culverts were modeled, one a four-inch diameter the other a six-inch diameter. Neither of these culverts is shown on the plans. The information needs to be consistent.

14. GEI has no issues relative to compliance with the MassDEP Stormwater Handbook except as noted in the following two comments.

15. Per MassDEP, the eastern infiltration basin needs to be at least 100 feet from the existing well. It should be noted that the proposed intent is to use the existing well. The infiltration basin is approximately 82 feet from the well.

16. Supporting documents need to be submitted to show that the vortex manholes will remove 70% of total suspended solids.

General Engineering

17. On Sheet 8, the Precast Concrete Drain Manhole construction detail needs to be revised to include an invert channel.

18. There needs to be more information (e.g. spot elevations) along the route from the accessible parking spaces to the accessible building entrance to demonstrate compliance with the Massachusetts Architectural Access Board requirements.

General Comments

19. GEI understands that the sewer utility will be reviewed by the Northbridge Sewer Department.
20. GEI understands that the proposed re-use of the on-site well for potable water is being reviewed by the Board of Health and that the Board of Health issued comments on January 7, 2020.

21. GEI understands that the Traffic Impact and Access Study and the Parking and Layout Plan are being reviewed by McMahon Associates.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,

Graves Engineering, Inc.

Jeffrey M. Walsh, P.E.
Principal

cc: Eric Bazzett, PE; Allen Engineering & Associates, Inc.
Comments:
GEI was on-site to witness deep hole test pits at anticipated locations of stormwater management systems to support an upcoming project. Allen Engineering located the test pits, which were excavated by Quarry Hill Excavating with a mini-excavator. The test pits were evaluated by Lance Anderson of Allen Engineering & Associates, Inc. It is the responsibility of the design engineer to verify compliance with the MassDEP Stormwater Handbook and Town of Northbridge requirements relative to test pit locations and depths. Four test pits were evaluated; the findings are presented below.

### TP #1 (two holes side by side) (Southeast of house #1096)

<table>
<thead>
<tr>
<th>DEPTH</th>
<th>SOIL HORIZON</th>
<th>SOIL TEXTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 8&quot;</td>
<td>Ap</td>
<td>Sandy loam (SL)</td>
</tr>
<tr>
<td>8 – 29&quot;</td>
<td>Bw</td>
<td>SL</td>
</tr>
<tr>
<td>29 – 56&quot;</td>
<td>C1</td>
<td>Loamy sand, stony and cobbly throughout</td>
</tr>
</tbody>
</table>

Weeping Water: NA
Standing Water: NA
Estimated Seasonal High Groundwater Table @ 56" (assumed)
Refusal: Possible at 56"  
Parent Material: Loose glacial till

### TP #2 (Northeast of house #1096)

<table>
<thead>
<tr>
<th>DEPTH</th>
<th>SOIL HORIZON</th>
<th>SOIL TEXTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 24&quot;</td>
<td>HTM</td>
<td>Fill</td>
</tr>
<tr>
<td>24 – 55&quot;</td>
<td>C</td>
<td>Loamy sand, low chroma mottling @ 32&quot;</td>
</tr>
</tbody>
</table>

Weeping Water: NA
Standing Water: 43"
Estimated Seasonal High Groundwater Table @ 32" (mottling)
Refusal: None  
Parent Material: Loose glacial till
### TP #3 (North of house #1096)

<table>
<thead>
<tr>
<th>DEPTH</th>
<th>SOIL HORIZON</th>
<th>SOIL TEXTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 14”</td>
<td>HTM</td>
<td>Fill mixed with topsoil</td>
</tr>
<tr>
<td>14 – 55”</td>
<td>C</td>
<td>Loamy sand</td>
</tr>
</tbody>
</table>

Weeping Water: NA  
Standing Water: 50”  
Estimated Seasonal High Groundwater Table @ 32” (mottling)  
Refusal: None  
Parent Material: Loose glacial till

### TP #4 (Northwest of house #1096)

<table>
<thead>
<tr>
<th>DEPTH</th>
<th>SOIL HORIZON</th>
<th>SOIL TEXTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 25”</td>
<td>HTM</td>
<td>Fill</td>
</tr>
<tr>
<td>25 – 27”</td>
<td>Ap</td>
<td>Sandy loam</td>
</tr>
<tr>
<td>27 – 50”</td>
<td>C</td>
<td>Loamy sand, stony</td>
</tr>
</tbody>
</table>

Weeping Water: NA  
Standing Water: NA  
Estimated Seasonal High Groundwater Table @ 50” (assumed)  
Refusal: Possible at 50”  
Parent Material: Loose glacial till

**Action to be Taken:**  
Northbridge Planning Board will be notified of this site visit by way of this report.
## NORTHBRIDGE PLANNING BOARD
SITE PLAN REVIEW CHECKLIST
Reference is made to Section 173-49.1 E [Submission Requirements] of the Zoning Bylaw

**PROJECT NAME:** TRUE NATURE'S WELLNESS (1096-1110 MAIN STREET)

### GENERAL SUBMISSION REQUIREMENTS

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Eleven (11) prints of the site plan.</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. A properly executed Site Plan Review Application Form</td>
<td>N</td>
<td></td>
<td>Original(s) to be provided</td>
</tr>
<tr>
<td>3. Required Fees: $250 filing fee + $10 per parking space.</td>
<td>Y</td>
<td></td>
<td>$1380 received - R&amp;I funds Engineering &amp; Traffic reviews to be provided ($3000 - initial deposit requested)</td>
</tr>
<tr>
<td>4. Written consent of the property owner to the filing and of the plan if the applicant is not the property owner.</td>
<td>N</td>
<td></td>
<td>-see comment #2 above</td>
</tr>
<tr>
<td>5. File with the Town Clerk stating date of submission to Planning Board.</td>
<td>Y</td>
<td></td>
<td>December 02 2019 (1 site plan review &amp; 3 special permit applications)</td>
</tr>
</tbody>
</table>

### PLAN PREPARATION AND CONTENTS

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>NA</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Prepared by a registered engineer, architect or landscape architect and has the professional seal and signature.</td>
<td>Y</td>
<td></td>
<td>Eric J. Bazzett, PE Allen Engineering &amp; Associates, Inc.</td>
</tr>
<tr>
<td>2. Plan dimensions are 24'' by 36'' at scale of 1'' = 20-feet.</td>
<td>Y</td>
<td></td>
<td>-plan notes font size too small</td>
</tr>
<tr>
<td>3. The name of the project, boundaries and locus maps showing the site's location in town, date, North arrow and scale of the plan.</td>
<td>N</td>
<td></td>
<td>-locus map difficult to read; North arrow to include reference; plan sheets shall note Zoning District, RT 146 Overlay &amp; Aquifer Protection District (Zone II)</td>
</tr>
<tr>
<td>4. Names and addresses of the owner of record, the developer and the seal of the engineer, architect or landscape architect.</td>
<td>Y</td>
<td></td>
<td>-a Legend shall be added to plan sheets; Existing Conditions Plan difficult to read (copy prints provided)</td>
</tr>
<tr>
<td>5. Names and addresses of all owners of record of abutting parcels and those within 300 feet of the property line.</td>
<td>Y</td>
<td></td>
<td>-see also certified Abutters Form submitted w/applications</td>
</tr>
<tr>
<td>6. All existing lot lines, easements and rights-of-way, abutting land uses and the location and use of structures within 300 feet of the site. All minimum dimensional requirements in the underlying district and setback requirements shown on the plan.</td>
<td>N</td>
<td></td>
<td>-abutting land uses not noted on plan; westerly abutting driveway not shown on plan; add. info shall be provided RE: gas/power easement areas, noting restrictions (if any)</td>
</tr>
<tr>
<td>7. The locations &amp; uses of all existing &amp; proposed buildings &amp; structures within the development, including all dimensions of height &amp; floor area, &amp; showing all exterior entrances &amp; all anticipated future additions &amp; alterations.</td>
<td>N</td>
<td></td>
<td>-additional information shall be provided in accordance with site plan review &amp; RT 146 Overlay District provisions</td>
</tr>
<tr>
<td>8. The location of all present &amp; proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping, walls &amp; fences. Location, type &amp; screening details for all waste disposal containers shall also be shown.</td>
<td>N</td>
<td></td>
<td>-no fence detail (dumpster screening) provided; unclear where wooden guardrail is proposed; additional labels on plan sheets would be helpful</td>
</tr>
<tr>
<td>PLAN PREPARATION AND CONTENTS (Cont.)</td>
<td>YES</td>
<td>NO</td>
<td>NA</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-----</td>
<td>----</td>
<td>----</td>
</tr>
<tr>
<td>9. The location, height, intensity, &amp; bulb type of all external lighting fixtures. The direction of illumination &amp; methods to eliminate glare onto adjoining properties</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. The location, height, size, materials &amp; design of all proposed signage.</td>
<td></td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>11. The location of all present &amp; proposed utility systems, including: sewage or septic system; water supply system; telephone, cable and electrical systems; and storm drainage system, including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes and drainage swales.</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. Plans to prevent pollution of surface or ground water, erosion of soil, both during and after construction, excessive runoff, excessive raising or lowering of the water table and flooding of other properties.</td>
<td></td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>13. Existing &amp; proposed topography at a two-foot contour interval. If any portion of the parcel is within the one-hundred-year floodplain, the area to be shown and base flood elevations given. Indicate areas within the proposed site and within 50 feet of the proposed site where ground removal or filling is required and give its approximate volume in cubic yards.</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. A landscape plan showing existing natural land features, trees, forest cover and water sources and all proposed changes to these features, including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, floodplains and drainage retention areas.</td>
<td></td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>15. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on site and within 100 feet of the site.</td>
<td></td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>16. Elevation plans at a scale of 1/4 inch equals one foot for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s), showing design features and indicating the type and color of materials to be used.</td>
<td></td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>17. Information on the location, size and type of parking, loading, storage, and service areas; based on § 173-27.</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18. For large developments, those exceeding 10,000 square feet of gross floor area or requiring more than 25 parking spaces or for smaller developments located in high density areas, the development impact assessment (DIA).</td>
<td></td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>
January 10, 2020

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

RE: 1096-1110 Main Street / Retail Marijuana Dispensary

Dear Mr. Bechtholdt:

I have done an initial review of the retail marijuana dispensary application and offer the following:

1. The property is located within the Business 3 Zoning District.
2. The proposed retail marijuana use will require a Special Permit from the Planning Board in accordance with Section 173-18.6 of the Zoning By-Law.
3. The proposed development will also require Site Plan approval, and Special Permits for the Aquifer Protection District and Route 146 Overlay District.
4. The proposed 38 parking spaces will exceed the minimum requirements of the Zoning By-Law.
5. The lot size meets the minimum frontage and area required for the B-3 Zoning District.
6. The property is outside of the 100 year flood plain.

Sincerely,

[Signature]
James Sheehan, Jr.
Inspector of Buildings
MEMORANDUM
January 7, 2020

To: R. Gary Bechtholdt II, Town Planner

From: Paul R. McKeon, Chairman, Board of Health

Subject: 1096-1110 MAIN STREET – RETAIL MARIJUANA DISPENSARY

Please be advised that this office has reviewed the Site Plan and Special Permit Applications for the True Nature Wellness Retail Marijuana Dispensary to be located at 1096-1110 Main Street, Whitinsville, MA.

These plans note the use of an existing private drinking water well. Prior to the Board’s approval for the use of this well the following information must be provided for their review and consideration:

1. The type of well – is it a hand dug or drilled well;
2. What is the depth of the well;
3. A water quality test – water quality testing must be conducted using new construction well water quality testing parameters;
4. A water quantity test – how much water is this well capable of producing; and
5. Due to the location of the well under the driveway – how will this well be protected from contamination.

Upon receipt of the above information, the Board will take this matter under advisement and issue a determination.

If you have any questions regarding the above comments please do not hesitate to contact me.

/jmg
December 13, 2019

R. Gary Bechtholdt, Town Planner  
7 Main Street, Town Hall  
Whitinsville, MA 01588

RE: PLAN REVIEW – 1096-1110 Main Street, True Natures Wellness

Dear Gary,

The purpose of this letter is to provide comments on a set of plans that were viewed at the planning review meeting on 12/4/19. The plans were titled “True Nature’s Wellness, a Retail Marijuana Dispensory” prepared by Allen Engineering & Associates dated November 12, 2019. The above referenced plans were reviewed with respect to potable water supply and the Whitinsville Water Company (WWC) water system only.

Background
The applicant has proposed to build a Retail Marijuana Dispensory at 1096-1110 Main Street. The applicant is proposing to use the existing well on the property as the potable water supply source for the facility.

Review Comments
1. WWC is in agreement to use the existing well on the property as the water main in front of the property is a polyethylene transmission main that should not have individual property taps. So as long as the Board of Health allows the use of the well, WWC is in agreement with this approach.
2. In the event that the developer cannot use the well, then the developer would either have to drill another well on the property or connect a water service from the driveway of the National Grid entrance. This would be challenging as it would have to cross a natural gas transmission main.

This correspondence does not constitute or imply any type of approval from WWC. If the developer chooses to connect, proper applications, design, construction, and plumbing plans must be submitted to WWC for approval prior to construction. WWC will review these plans and provide separate written approval to the applicant. If there are any questions, please do not hesitate to contact our office.

Sincerely,

Randy Swigor  
General Manager  
Whitinsville Water Company

44 Lake Street, P.O. Box 188, Whitinsville, MA 01588 (P) 508.234.7358 (F) 508.234.5697
Gary: Just to clarify, we have a 16" diameter transmission main that is made of High Density Polyethylene that runs on Main Street from Gilmore Drive down to just past Walmart. Because of the material, we do not wish to have individual property taps in that main. Right now there is only the one tap for Walmart that serves Walmart and N Grid. All the homes across from Walmart are serviced by a separate iron pipe main that come from the intersection of Prentice and Main. We certainly have the water to serve the area, it would just need to be done through a separate water main. But frankly, I don’t see where there will be any development in this area. Do you know of any specific plans? If we need to serve Lasell Road, we could tap off of the 16" main with an 8" main to serve that road. We could then tap off that 8" main and run it either direction up or down Main Street to serve any other properties or developments. From Gilmore Drive going west on Main Street, it is an 12” iron pipe main so tapping this is not a problem. It is just that one section with HDPE pipe from Gilmore to just past Walmart.

So it is not matter of capacity, it is just a matter of we do not want to mess with that water main for individual house taps. I believe all the land around 146 is state owned, so again, I don’t see where any more development is going to come from. But if you want to discuss any future plans, I will be happy to do so.

Regards,
Randy Swigor
General Manager
Whitinsville Water Company
PO Box 188, 44 Lake Street
Whitinsville, MA 01588
(508)234-7358

Randy:

As part of its review of the proposed marijuana retail facility the Planning Board discussed/learned that the water company will not allow for the proposed site development to connect to the public water service on Main Street -due to an existing inefficient water main.

It is the position of the Planning Board that this line should be upgraded and maintained so this project and other future projects within the locus area can tie into the public system.

The Board understands local bylaws require connections to the public water where available and questions why this section (approx. from Walmart through to Sutton line) has not been upgraded.
The Planning Board would like to discuss this with the water company, noting the recent introduction of public sewer development potential of this area has increased; and the water service should be upgraded.

By way of this email I shall provide same to Adam Gaudette, Town Manager and Brian Massey, PB Chair to keep them in the loop.

-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
February 19, 2020

Northbridge Board of Selectmen
Northbridge Memorial Town Hall
7 Main Street, Whitinsville MA 01588

Dear Board of Selectmen:

The Northbridge Safety Committee met WEDNESDAY FEBRUARY 19, 2020 in the Police Station Conference Room (1 Hope Street). The following members were present: Chairman James Shuris, Chief of Police Walter Warchol, George Murray, Peter Bedigan, Fire Chief David White, and Jamie Luchini (Alternate) were present. Richard Maglione, R. Gary Bechtholdt & James Sheehan were absent.

The following members of the public were in attendance:
Ron Muller
Eric Bazzett

CALL MEETING TO ORDER

Chairman Shuris called the meeting to order at 10:00 AM.

I. APPROVAL OF MEETING MINUTES

Upon motion duly made (Chief Warchol) and seconded (G. Murray) the Safety Committee voted (6-0) to ACCEPT the meeting minutes of November 20, 2019.

J. Shuris elected to move the order of the agenda.

III. TRUE NATURES WELLNESS (Marijuana Retail Dispensary) – Site Plan Review

Eric Bazzett, Allen Engineering & Associates

J. Shuris read the notes from the Planning Board, as asked by G. Bechtholdt. See attachment for full memo. Ron Muller introduced himself and stated he represents True Natures Wellness. He then presented his traffic study report. It was noted that all intersections in the vicinity are operating at acceptable levels and can handle the added estimated traffic from the facility. Also, the stone wall will be removed for sight line purposes.

J. Shuris requested hard copies of the traffic study for the Safety Committee from Ron Muller.
A discussion about adequate parking followed. R. Muller explained the current sight design has 38 parking spaces, the Town bylaw for a building this size is only 26.
J. Shuris asked R. Muller why the Planning Board wanted 50 parking spaces in the design?
E. Bazzett stated that at the Planning Board meeting, 50 spaces were not discussed, just added spaces.
R. Muller provided the Committee with a site parking comparison between the Millbury site and the proposed Northbridges site.
E. Bazzett informed the Committee that 5-7 spaces can be added in the design without encroaching on the gas line easement.
J. Shuris just wants to make sure that there will be no parking on Main Street.

Upon motion duly made (Chief Warchol) and seconded (G. Murray) the Safety Committee voted (6-0) to accept the site plan if they add 5-7 parking spaces in it.

II. CORRESPONDENCE

Police Chief Warchol received a complaint from the Route 122 Grille stating that motorists traveling north are unable to see pedestrians in the crosswalk due to headlights from motorists traveling south.
Chief Warchol would like to add flashing pedestrian signs in that location.

Upon motion duly made (Chief Warchol) and seconded (Chief White) the Safety Committee voted (6-0) to have J. Shuris contact the Mass DOT and see if they will install two flashing pedestrian signs in the vicinity of the Route 122 Grille.

IV. FIRE STATION BUILDING PROJECT – Presentation/Discussion
Adam Gaudette, Town Manager

Chief White presented the fire station project to the Safety Committee.
The full presentation can be found, in its entirety, on the Town of Northbridge webpage.
G. Murray inquired if any traffic controls would be necessary on Providence Road.
Chief White does not think any will be necessary.
All Safety Committee members were pleased with the design.

V. OLD/NEW BUSINESS

J. Shuris informed the Committee that R. Maglione wants to add a future agenda item to discuss the new Balmer Elementary School's evacuation route.
Chief Warchol does not think this should be discussed in an open meeting, due to security risks.
All members agreed.
This item will not be placed on a future agenda.
3/5/2020
Planning board
Re: True Natures Wellness Plan Review

The fire department is ok with the current plan for Natures True Wellness site plan.

Safely yours,

David White
Fire Chief

“SMOKE DETECTORS SAVE LIVES”
Project Name: Retail Marijuana Dispensary
Type of Filing: NOI
Date Issued: 12/11/2019
Location: 1096 – 1110 Main Street
DEP/NCC File #: Pending

Overview:
NOI to construct a retail building and related amenities (access drive, parking, utilities, drainage system and landscaping) on portions of two partially developed lots (Map 1, Parcels 114 and 115) located on the northwest side of Main Street. Applicant is True Nature’s Wellness, Inc. and owner is Globe Street Management, LLC. Engineer/representative is Allen Engineering & Associates and wetlands were delineated by Sage Environmental. The Commission issued a Negative Determination of Applicability for the demolition of existing structures on the lots in July of 2019.

Site Characteristics:
See accompanying photographs. Property is located on the northwest side of Main Street immediately west of the entrance to Walmart (Valley Parkway). The two lots cover a combined area of approximately 1.92 acres. The property is occupied by two single family residences (that are vacant), two detached garage structures and a shed. A paved drive and parking area is located on the western parcel. An overgrown gravel drive extends to the garage located on the eastern property.

The remaining portions of the property consist of a mixture of overgrown lawn, brush and mixed deciduous/coniferous woods. The western lot (Map 1/Parcel 114) is bisected by a north/south trending right-of-way for an above-ground electric line and subsurface gas line. Elevation at the site ranges from 384 feet (at the northwest corner of Map 1/Parcel 114) to 354 feet (near the centerline of stream that extends along the eastern boundary of Map 1/Parcel 115). Vertical rock walls extend along the section of Main Street that fronts the two residences.

The project is proposed in the portions of the lot located east of the utility right-of-way. Work will occur in an area that is relatively flat (grades of less than 5 percent). Soils in this area have been mapped as Hinckley loamy series which consists of excessively-drained loamy sand that develops in glaciofluvial outwash.

Wetland Resource Areas Present:
Based on plans included with the RDA and an inspection of the property, a Bordering Vegetated Wetland (BVW) extends along the rear of the two lots and along the east side of Map 1/Parcel 115. The wetland drains to a pipe that extends beneath Main Street and discharges into Steamburg Brook. The boundary of the BVW was inspected during the site visit and appears to have been accurately delineated in accordance with criteria adopted by the MA DEP.

Steamburg Brook (located on the south side of Main Street) is depicted as a perennial watercourse on the USGS map of the area. Accordingly, a 200 foot wide Riverfront Area extends from the mean annual high water line of the brook across Main Street and into the two lots.
Other Constraints/Resources:
The site is located in Northbridge’s Aquifer Protection District Zone 2. Based on a review of published resources and observations made during the site inspection, no other ecologically significant resources occur on or near the site.

WPA Application Deficiencies and Compliance Issues:
1. The town’s share of the WPA filing fee ($800.00) provided with the application is correct. The bylaw filing fee for this project is 50 percent of the total WPA fee ($1575.00 * 0.5 = $787.50). Only $400 was provided.
2. To better assess the extent of work that is proposed within non-developed portions of the site, the limits of the different ecological communities (forest, brush and overgrown lawn) should be added to the existing/proposed conditions plans.
3. Per the NOI, the project will entail 31,920 square feet (sf) of work in Riverfront Area. The application should specify the amount of work that will occur in areas that qualify as “previously-developed” Riverfront Area (areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds) and “non-developed” Riverfront Area.
4. As required under 310 CMR 10.58(4)(c), the application should include demonstration that there are not any practicable alternatives to the work proposed in “non-developed or non-degraded” portions of Riverfront Area. As the applicant did not own the lots prior to August 1, 1996, the scope of the alternatives analysis should include the property, adjacent parcels and any other land which can reasonably be obtained within the municipality.
5. In addition to the above, the application should include demonstration that the project complies with the performance standards for work within “non-developed/non-degraded” and “previously-developed” portions of the Riverfront Area. To comply with the standards for work in “previously-developed” Riverfront Area, the project must include provisions to improve the capacity of the Riverfront Area to protect the interests of the WPA. The NOI seems to indicate that the Riverfront Area on the property isn’t significant to any of these interests because it is separated from Steamburg Brook by Main Street. Given the sandy nature of soils on the property and its location within the Aquifer Protection District, the Riverfront Area likely is significant to the protection of public/private water supply and ground water supply. Portions of the Riverfront Area comprised of brush and woods likely contribute to the protection of wildlife habitat.
6. With respect to Item 5 above, a statement in the NOI appears to suggest treating/infiltrating stormwater generated from the development will result in an improvement over existing conditions. The Commission should be aware that stormwater treatment/infiltration is already required to comply with the Stormwater Management Standards contained in the WPA regulations. In the past, DEP has not accepted this type of commitment to satisfy the requirements of 310 CMR 10.58(5)(a). Projects such as this one typically provide on or offsite restoration of degraded Riverfront Area to meet this performance standard.
7. Depending on the amount work that is proposed within non-developed/non-degraded Riverfront Area, the project may require preparation/submittal of wildlife habitat evaluation as specified under 310 CMR 10.58(4)(d)1.c.

NOI Retail Marijuana Dispensary DEP/NCC#: Pending
Bylaw Deficiencies and Compliance Issues:
1. As presently configured, the project does not comply with the setback requirements contained in the local bylaw regulations. Portions of the proposed building and parking are situated within the 50 foot No Build Zone (NBZ) of the BVW. In some areas, this work will occur in portions of the site that are non-developed and non-degraded. Extensive work is proposed within the 35 foot No Disturb Zone (NDZ) of the BVW. Some of this work will occur in non-developed/non-degraded portions of the site.
2. Article IV 4.01(b)(3) of the bylaw regulations specifically states the following: 
   *Work associated with pre-existing structures or activities not presently in compliance with § 4.03 (b) (2) may not increase the degree of "non-conformance" of those structures or activities. No new activity shall be commenced and no new structure shall be located closer to the edge of a Wetland Resource Area than existing nonconforming like Activities or structures, but the Commission may permit new like Activity or structures as close to the Wetland Resource Area as the existing like Activity or structure if it finds such Activity or structure will not affect the interests provided for in the Bylaw more adversely than the existing Activity or structure.*
3. The application should address the requirement identified above and/or request a waiver/variance for components of the project that do not comply with the prescribed setbacks. If the applicant wishes to rebut the presumptions for the setbacks, the following information must be provided:
   a. Cross-sectional profiles of existing/proposed elevations;
   b. List of vascular plans that occur in the buffer/adjacent BVW;
   c. Wildlife habitat evaluation of the buffer/BVW;
   d. Description of the nature of public/ecological benefits related to proposed activities; and
   e. Photographs of the area(s) that will be disturbed.

Questions/Outstanding Issues:
1. NOI indicates that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared and provided at a later date. Commission should be aware that the only provisions for erosion/sedimentation control committed to on the plans is the installation of a straw wattle/fiber sock barrier around the perimeter of work. Given the extent of work proposed in Riverfront Area and proximity of work to BVW, the Commission may want to request additional provisions to limit erosion and control sedimentation including a stabilized construction entrance to prevent offsite tracking, protection of existing catch basins, and addition of a silt fence barrier where work is proximal to the BVW.
2. Agent understands an existing well on the property will be utilized to supply the proposed project. Commission may want to request the submittal of data on this well and how much water will be utilized by the project to assess whether this activity could lower water levels in the adjacent BVW.

Recommendations:
As noted herein, the current design of the project does not appear to comply with applicable performance standards contained in the WPA Regulations and local bylaw. Agent believes the layout of the project should be reexamined and adjusted to reduce the amount of work proposed in non-developed/non-degraded Riverfront Area and locally required setback zones. Such modifications could

NOI Retail Marijuana Dispensary DEP/NCC#: Pending
include steepening grades or using retaining walls, switching to subsurface detention and/or relocating parking into the utility right-of-way. Coupled with this effort should be the development of an approach and plans to restore previously-degraded areas (either on or offsite) into a natural ecological community that will improve upon existing conditions. Agent observed an area of BVW that could be cleaned up and restored as part of this effort.

Commission should await issuance of a DEP File Number, require formal responses to these comments, and request submittal of updated plans and/or supporting documentation before assessing compliance with WPA/local bylaw regulatory compliance.

**Photographs:**

View from the edge of the partially overgrown lawn on the eastern parcel looking towards Main Street.
View from the overgrown lawn on the eastern parcel looking towards the BVW

View of wooded portion of the site (within Riverfront Area) that will be developed as building/parking
View of a wooded portion of the property (that will be developed) from the rear of the garage located on the western parcel.

View of an area of disturbed/degraded BVW that could be cleaned up and restored.
MEMORANDUM

Date: 05 March 2020

To: Gary Bechtholdt
    Town Planner
From: James Shuris, P.E., MBA
      Director of Public Works & Town Engineer

RE: True Nature's Wellness
    DPW Comments

Dear Gary:

I am writing to provide you with our comments regarding the above referenced project.

Based on our review and the recent Technical Review and Safety Committee Meeting(s) the only concern(s) pertaining to my Department are that; there will be no parking on Main Street; all catch basins shall require hoods in accordance with MS4 requirements and BMPs; and a road opening permit will be required.

Please contact my office if I can be of further assistance.

Very truly yours,

James Shuris, P.E., MBA
Director of Public Works & Town Engineer
Gary Bechtholdt

From: Mark Kuras  
Sent: Tuesday, November 26, 2019 1:35 PM  
To: Gary Bechtholdt  
Subject: Re: Tech Review - True Nature's Wellness

Gary:

The sewer system at 1096 - 1110 Main st. pumps to the Town of Sutton. Would it be okay if I ask the Sutton sewer superintendent if he would like to attend the meeting.

Thanks,

Mark Kuras

From: Gary Bechtholdt <gbechtholdt@northbridge.mass.org>  
Sent: Tuesday, November 26, 2019 1:30 PM  
To: Jim Shuris <jshuris@northbridge.mass.org>; Jim Sheehan <jsheehan@northbridge.mass.org>; Jamie Luchini <jluchini@northbridge.mass.org>; Mark Kuras <mkuras@northbridge.mass.org>; Randy Swigor <rswigor@whitinsvillewater.com>; Jeanne Gniadek <jgniadek@northbridge.mass.org>; David Pickart <dpickart@northbridge.mass.org>; Walter Warchol <wwarchol@northbridge.mass.org>; David White <dwhite@northbridge.mass.org>  
Cc: Jeffrey Walsh <JWalsh@gravesengineering.com>; Barbara Kinney <bkinney@northbridge.mass.org>; Adam Gaudette <agaudette@northbridge.mass.org>  
Subject: RE: Tech Review - True Nature's Wellness  
Correction - Wednesday, December 4th at 10AM.

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.northbridge.mass.org

From: Gary Bechtholdt  
Sent: Tuesday, November 26, 2019 1:18 PM  
To: Jim Shuris <jshuris@northbridge.mass.org>; Jim Sheehan <jsheehan@northbridge.mass.org>; Jamie Luchini <jluchini@northbridge.mass.org>; Mark Kuras <mkuras@northbridge.mass.org>; Randy Swigor <rswigor@whitinsvillewater.com>; Jeanne Gniadek <jgniadek@northbridge.mass.org>; David Pickart <dpickart@northbridge.mass.org>; Walter Warchol <wwarchol@northbridge.mass.org>; dwhite@northbridge.mass.org>  
Cc: Jeffrey Walsh <JWalsh@gravesengineering.com>; Barbara Kinney <bkinney@northbridge.mass.org>; Adam Gaudette, Town Manager <agaudette@northbridge.mass.org>  
Subject: Tech Review - True Nature’s Wellness  
A Technical Review meeting will be held Wednesday, December 3rd (10AM - Planning office) for the site plan/special permit application of True Nature’s Wellness, retail marijuana dispensary (1096-1110 Main Street). Copies of the site plan, etc. will be distributed at the meeting.
Recognizing the presence of a quorum, Chair Brian Massey called the meeting to order at 7:00 PM. James Berkowitz, Harry Berkowitz, Abdul Kafal and Rainer Forst were in attendance. R. Gary Bechtholdt II, Town Planner and Barbara A. Kinney, Planning Administrative Assistant were also present. One (1) Planning Board vacancy remains (Associate Member).

The following members of the public were in attendance: Eric Bazzett, Allen Engineering Associates and Ron Muller, Ron Muller & Associates.

I. CITIZENS FORUM
None

II. FORM A
None

III. 7:05 PM RETAIL MARIJUANA DISPENSARY - PUBLIC HEARING
1096-1110 MAIN STREET
Site Plan Review – Section 173.49.1
Expeditied Permitting - Article XII
Special Permit – Section 173-18.6 Retail Marijuana
Special Permit – Article XIII, Aquifer Protection District -Zone II
Special Permit – Article XVI, Route 146 Overlay District

In accordance with the provisions of Massachusetts General Law and Section(s) 173-18.6 [Recreational Marijuana Establishments]; 173-49.1 [Site plan review by Planning Board]; Article(s) XII [Expeditied Permitting]; XIII [Aquifer Protection District]; and XVI [Route 146 Overlay District] of the Northbridge Zoning Bylaw the Northbridge Planning Board shall hold a public hearing Tuesday, January 14, 2020 at 7:05 PM (postponed and rescheduled to February 11, 2020) in the Selectmen’s Chambers of the Northbridge Memorial Town Hall, 7 Main Street Whitinsville, MA, to consider the site plan/special permit applications of True Nature’s Wellness, Inc. for a Retail Marijuana Dispensary to be sited at 1096-1110 Main Street. The subject property, Assessor Map 1, Parcel(s) 114 & 115 consisting of +/-1.91 acres is located within the Business-Three (B3) Zoning District. A copy of the site plan (entitled “True Nature’s Wellness, a Retail Marijuana Dispensary” prepared by Allen Engineering & Associates, Inc. dated November 12, 2019), site plan/special permit application(s), stormwater report, traffic study, and other supportive documents are on file with the Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) and may be viewed during regular office hours.

The notification requirements have been satisfied including publishing of the legal ad in the Worcester Telegram and Gazette.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to waive the reading of the Public Hearing Notice.
Upon motion duly made (J. Berkowitz) and seconded (H. Berkowitz), the Planning Board voted 5-0 to open the meeting noting that all members are present. This Public Hearing was postponed from the January 14, 2020 meeting because only three (3) members were present at that meeting.

Eric Bazzett, Allen Engineering & Associates, presented an overview tonight and then the Public Hearing will continue for several more meetings. Ron Muller of Ron Muller & Associates is the traffic consultant for the developer and addressed the traffic portion of the submittal. The project is located between Walmart and the entrance for National Grid along Main Street. There are some wetlands onsite and Steamburg Brook is located across the street. Steamburg Brook is considered a river so the Rivers Protection Act is in effect.

Per Mr. Bazzett there is an easement on the site for gas and electric utilities. The buildings that were on the site have been demolished, so the site is vacant at this time. They are proposing a retail marijuana building with 38 parking spaces with one access. Zoning requires a minimum of 28 parking spaces. There is town sewer for this site that is under the jurisdiction of the Town of Sutton. There is town water, but the Whitinsville Water Company does not want them to tie in there because the water line is a plastic type material. This will need to be addressed further and the Whitinsville Water Company will be invited to a future meeting. They will use the water from the well that is onsite which is for the bathrooms only so it is not considered a public water supply. They cannot tie into the gas line that runs through the easement so they will have propane gas onsite. Stormwater will flow to the catch basins. There will also be underground chambers under the parking area. The property has good sandy soils for infiltration. Nothing has been received from Graves Engineering, the Town’s Consulting Engineer doing the peer review.

Ron Muller stated that his review considered how much traffic would be generated, where the traffic would be, and what the impact would be to the area. The traffic report studied Valley Parkway intersection with Main Street and the Route 146 ramps with Main Street. The traffic is considered to be a Level B so there is plenty of capacity for the traffic. The impacts are measurable, but not detrimental. McMahon Associates reviewed the traffic study for the Planning Board and had several comments. They were concerned with the site lines at the access point because there is a retaining wall nearby. This retaining wall will be removed according to Mr. Bazzett. The growth rate projected by the regional planning agency is 1.3% and the model used is 2%. Mr. Muller redid the analysis using the 1.3% and it did not change the analysis; it remained the same. The parking was looked at and the Institute of Traffic Engineers data was applied. The peak demand will require 28 parking spaces and there are 38 spaces proposed. The Planning Board members asked the applicant/engineer to explore more options for parking spaces because the initial demand for parking spaces may be higher because of the novelty of the store and the building will also house the applicant’s office space which will require parking for the employees. Other town experiences with this type of store were discussed. There are more retail marijuana stores open now so the demand may not be as high. Mr. Bazzett will need to look into possible alternative parking in case it is needed. Patrons cannot park on Main Street and the Planning Board doesn’t want anyone parking at Walmart and walking down. To add spaces on the other side of the easement, the developer would need to go through the Gas Company and National Grid which is a difficult process, per Mr. Bazzett. Mr. Bazzett will look at opportunities to increase parking.

Mr. Forst asked why there is a traffic study for this project. Mr. Bechtholdt clarified that there is a traffic study for every project and it just so happens that the traffic consultant for the developer is present at this meeting.
At the next meeting any safety committee comments, concerns raised with the parking, the Special Permit for the Aquifer District and the Special Permit for the Route 146 Overlay District should be discussed. The Planning Board will need the building elevations and signage since these items were not included with the submittal. Also, the Planning Board would like to see more landscaping than what has been proposed. The Planning Board may have the comments from Graves Engineering by then too.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to continue the Public Hearing to February 25, 2020 at 7:05PM (Town Hall Annex, 14 Hill Street).

OLD / NEW BUSINESS

Approval of Meeting Minutes – January 14, 2020

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 3-0-2 (Mr. Kafal and Mr. Forst abstained) to approve the meeting minutes of January 14, 2020 as written.

Charter Review Committee – Planning Board Appointee

Upon motion duly made (J. Berkowitz) and seconded (A. Kafal), the Planning Board voted 5-0 to appoint Rainer Forst as the Planning Board appointee for the Charter Review Committee.

CMRPC – Local Planning Assistance Hours

Mr. Bechtholdt explained that Central Massachusetts Regional Planning Commission (CMRPC) offers Local Planning Assistance (LPA) Hours. These hours can assist with public forums and meetings for the Economic Development Committee. If the Planning Board is in support of this, Mr. Bechtholdt will provide a letter to CMRPC that the Planning Board authorized the assistance hours. A sample letter is on page 51 of the packet. Mr. Bechtholdt will tweak the sample letter a little to include three (3) meetings of two (2) hours.

Upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz), the Planning Board voted 5-0 to use the services of CMRPC for the LPA hours towards assisting the Economic Development Committee.

Camelot, Subdivision Modification – Informal Discussion (pre-submittal)

The developer is still working within Phases 1A and 1B. The connection of Rebecca Road to Hillcrest Road needs to be completed before they can move on to the other Phases. Rather than a full connection, a modification of the subdivision is requested for Rebecca Road to end in a cul-de-sac with a gated emergency access only. This would require a new Public Hearing, etc. This would limit access to the area. However, the developer is not proposing to reduce the number of lots. Per the developer, it is not economically feasible for them to construct the full connection. This will impact the two homes on Hillcrest Road that were to tie into the new road. The gated emergency access may be gravel and may affect the plowing of snow for the DPW-Highway. This would make the subdivision have 65 lots with only one access and this has not been done for anyone else. Usually after 18 lots, two (2) access points are required. Right now there are 30 lots built with only one access at the Camelot. This discussion has been tabled to the next meeting.

2020 Spring Annual Town Meeting – Tuesday, May 05, 2020 (7:00 PM)

Point of information.

2020 SATM – Warrant Closes (Friday, March 06, 2020 12:00 PM)
Point of information because it is too late for the Planning Board to consider anything now for the Spring Annual Town Meeting to meet the deadlines.

**Green Meadow Court – Private Unaccepted Public Way**
Mr. Bechtholdt explained that this is still a private roadway. The Planning Board should discuss having the roadway accepted as a public way. The process was started in the past, but a problem arose with the easement and the property owner. It needs to be confirmed that the easement has been recorded and the layout plans need to be prepared by Andrews Survey & Engineering. The road will have to be accepted as is. There are some bond funds to cover the cost of the layout plans. The Planning Board will work on this to have it ready for acceptance at the Fall Annual Town Meeting.

**Planning Board - Associate Member (Vacancy)**
Point of information.

**Subdivision Status - Update(s)**
*Leonardo Estates* – the curbing has been installed using asphalt. Mass DOT requires that the curbing be installed using concrete. Graves Engineering picked up on this discrepancy.

*Lovy's Marketplace* – Gary Vecchione is requesting an extension of the site plan approval which the Planning Board will review at the next meeting.

**Planning Weekly Report(s)**
The Planning Board reviewed the weekly report(s) and had no further comments.

**Planning Board Concerns**
R. Forst raised the concern of speeding on Washington Street. He has contacted the Police Chief regarding this matter. It was confirmed that Washington Street is still a private road at this time. It was clarified that the Board of Selectmen set the speed limits for town accepted roads.

**Mail – Review**
In addition to the mail listed (see attached) the Planning Board noted receipt of the following communications: Planning Board Agenda for February 11, 2020; Draft Planning Board Agenda for February 25, 2020; Public Hearing Notice for 1096-1110 Main Street for a Retail Marijuana Dispensary; Review Report Form dated November 26, 2019 for 1096-1110 Main Street; Letter dated December 17, 2019 to Town Clerk from Town Planner regarding True Nature’s Wellness Engineering Consulting Services; Letter dated December 19, 2019 to Town Clerk from Town Planner regarding True Nature’s Wellness Traffic Consulting Services; Site Plan Review Application dated November 25, 2019 for True Nature’s Wellness; Special Permit Application dated November 26, 2019 for True Nature’s Wellness; Site Design Plan for True Nature’s Wellness dated November 12, 2019; Site Plan Review Checklist dated December 10, 2019 for True Nature’s Wellness; Article 3 of the Fall Annual Town Meeting October 23, 2018 regarding Recreational Marijuana Establishments; Chapter 173 Zoning, Article XII 43 D Expedited Permitting; Conservation Commission Staff Application Review dated December 11, 2019 for 1906-1110 Main Street; Letter dated January 30, 2020 to Town Planner from McMahon Associates regarding Traffic Impact and Access Review Study for Retail Marijuana Dispensary; Draft Planning Board Minutes dated January 14, 2020; Memo dated January 29, 2020 to Board of Selectmen, Finance Committee, School Committee, Planning Board and Town Moderator
regarding the Charter Review Committee; Memo dated January 23, 2020 to Town Planner from CMRPC concerning Economic Development Committee – Local Planning Assistance Hours; Memo dated January 21, 2020 to All Town Departments, Committees, Boards and Commissions and Town Moderator from Executive Assistant to the Town Manager regarding the Spring Annual Town Meeting; Plan showing Conversion of Rebecca Road Station 26+25 to Hillcrest Road to a Gated Emergency Access for the Camelot; Document showing the Method of Setting Sloped Edging dated December 2016 for Leonardo Estates; Planning Board Weekly Report dated January 13 - 17, 2020; Planning Board Weekly Report dated January 20 - 24, 2020; Planning Board Weekly Report dated January 27 - 31, 2020; Document announcing the Planning Board Meetings of February 25, 2020 and April 28, 2020 will be held in the Planning Office instead of the Board of Selectmen’s Room; 2020 Planning Board Schedule of Meeting Dates.

**Other**

*February 25, 2020 meeting –* Due to the unavailability of the Selectmen’s Room for early voting, the next Planning Board meeting of February 25, 2020 will be held in the Planning Office. Also, the Planning Board meeting of April 28, 2020 will be held in the Planning Office due to an event in the Great Hall, so there will be no parking available.

*JH Engineering –* The Planning Board will look to terminate the services of JH Engineering for the Camelot and Hemlock Estates. All other projects have been moved to Graves Engineering, but JH Engineering was kept for these last two projects. However, the paving has not been done and JH Engineering has not been responsive to the Planning Office inquiries. This item will be reviewed at the next Planning Board meeting.

**Adjournment**

Having no additional business, the Planning Board adjourned its meeting of February 11, 2020 at or about 7:55PM.

Respectfully submitted,

Approved by the Planning Board:

Barbara A. Kinney
Planning Administrative Assistant

Cc: Town Clerk
File
Due to the Northbridge’s webpage being offline the Planning Board meeting of February 25, 2020 was canceled/postponed and rescheduled for Tuesday, March 10, 2020 (7PM -Town Hall). Reference is made to Attorney General’s Office notification provided below:

The Division of Open Government is aware of a web outage that is impacting municipal websites throughout the Commonwealth. We have received many questions about how a website outage impacts the Open Meeting Law’s requirements for posting meeting notices. The following guidance applies to municipalities that have adopted the municipal website as the official method of posting meeting notices.

If the website becomes inaccessible to members of the public within 48 hours of a meeting, not including Saturdays, Sundays, and legal holidays, the municipal clerk or other individual responsible for posting notice to the website must restore the website to accessibility within six hours of the time, during regular business hours, when such individual discovers that the website has become inaccessible. In the event that the website is not restored to accessibility within six business hours of the website’s deficiency being discovered, the public body must re-post notice of its meetings for another date and time in accordance with M.G.L. c. 30A, § 20(b). See 940 CMR 29.03(7). We understand that some websites were briefly restored before going out again. A brief restoration does not suffice to re-start the 6-hour period.

Once a municipality has adopted its website as its official method of posting notice, it is the method that must be used to post meeting notices. Other notice posting methods, however thorough and wide-reaching they may be, cannot replace web posting during a website outage.

We are aware that many municipalities’ meeting notices are hosted on a MyTownGovernment.org site, which is not impacted by the website outage. However, if the website that a municipality has identified and publicized as its official notice posting location is the municipal website that is experiencing an outage, which then links users to a MyTownGovernment site for the actual meeting notice, we consider the website to be down for purposes of the Open Meeting Law, even though the notices themselves may technically remain posted.

Note that a website outage only impacts meetings that are scheduled to take place within 48 hours of the outage. Meetings that have been posted for farther in the future do not need to be re-posted as long as the website is restored 48 hours prior to the meeting.

As always, you are welcome to contact us at (617) 963-2540 or OpenMeeting@State.MA.US with any Open Meeting Law questions.

In partnership,

THE ATTORNEY GENERAL’S DIVISION OF OPEN GOVERNMENT
Agenda items originally included for the February 25, 2020 meeting shall be considered at the Planning Board meeting of March 10, 2020.

Respectfully submitted,

Barbara A. Kinney
Planning Administrative Assistant

Cc: Town Clerk
   /File

Approved by the Planning Board:
Jeff:

The Planning Board will be terminating your services on March 10, 2020. Any invoices received after that date will not be paying for any services.

Barbara A., Kinney
Administrative Assistant
Planning / Conservation
MEMORANDUM

Date: March 02, 2020

To: Brian Massey, Chair
NORTHBRIDGE PLANNING BOARD

From: R. Gary Bechtholdt II, Town Planner

RE: MIKE’S WAY, DEFINITIVE SUBDIVISION
50-foot Right-Of-Way [Table 1 -Street Design Standards]

Arrangements have been made for the Planning Board to review (informally) with the Applicant/Engineer the proposed Mike’s Way, Definitive subdivision at its meeting of Tuesday, March 10, 2020 during Old/New Business. Specifically, to consider waiver request from the minimum 50-foot Right-Of-Way [Table 1 -Street Design Standards], where the current layout shows a 40-foot ROW.

It has been the position of the Planning office that waivers should only be considered (granted) when in the best interest of the public given certain site conditions or other discernable factors. Waiver(s) should not be grant when the provision requesting relief from cannot be otherwise satisfied. In this instance the proposed access shows a 40-foot access from Providence Road, where 50-feet is required per the Subdivision Rules & Regulations (see diagram below).

Please also note, the subject property abuts a parcel (under common ownership) which appears to have an excess of 50-feet of frontage along Providence Road (see diagram above /shaded area). During informal/pre-submittal reviews with Planning, Building Inspector & the Fire Chief this shaded parcel was shown to provide access to the proposed subdivision.

Having the Planning Board review waiver request now (Informally) may allow the Applicant/Engineer to revise the layout of the proposed subdivision roadway, if so required, prior to notification to abutters and opening of the public hearing.

Cc: /File
MEMORANDUM

Date: March 05, 2020

To: Brian Massey, Chair
NORTHBRIDGE PLANNING BOARD

From: R. Gary Bechtholdt II, Town Planner

RE: LOVEY’S GARDEN MARKETPLACE
Request to Extend Site Plan Approval

The Planning Office recommends the Planning Board EXTEND site plan approval (issued 03.27.2019) for the above noted development project, Lovey’s Garden Marketplace; whereas the zoning designation (or related zoning provisions) have not changed since the approval.

Additionally, if the Planning Board is pleased with its original approval (conditions of) extending the approval would continue to obligate and require the Owner/Applicant to satisfy such conditions of its approval. For these reasons the Planning Office recommends extending the site plan review approval.

Cc: /File
Hi Gary-

As emails are considered legal communication in Massachusetts please let this email serve as my formal request to extend the Site Plan Approval given to Lovey’s Garden Marketplace located at 360 Main Street, Whitinsville in March of 2019.

Also if any other permit is under any certain time constraint regarding performance I’d appreciate knowing about them so I may ask for extensions across the board.

I’m intending on starting the implementation of conditions set forth by planning, ZBA, conservation, and your safety committee etc. this spring but it’s best to make sure I’m in compliance on all aspects of those permits prior to them lapsing.

Your help in letting me know if any of those permits are in danger of lapsing is most appreciated.

Should you require anything else of me please ask.

Thank you.

Gary Vecchione

Sent from my iPhone
Good morning Jim-

Sometime last year I was told that I was only allowed to sell flowering plants under my Hawker’s license at Lovey’s, 360 Main Street, Whitinsville because of its intended limitations by applicable state and town bylaws.

As I’ve successfully gone through an extremely long and expensive site plan permitting process and have been issued a business permit in the name of Lovey’s by the town of Northbridge Town Clerk it is my understanding and position that I am no longer bound by the restrictions of selling plants only under the Hawker’s license—although that license is in full affect for another year or so.

As it is my intention to begin implementing the work and conditions of the site plan sometime this spring or summer and need the added income that comes from the sales of bagged soils, decorative cobblestones, and such gardening accoutrements to pay for those improvements please let this email serve as notice that I plan on selling these accessory items as of April 2020.

Should you disagree with my thoughts on this please respond with the specific bylaw prohibiting these types of sales under my business permit on file with the Town Clerk.

Lastly, if for some reason you believe that this is a discretionary decision on your part I’d ask that you use that discretion to further the project known as Lovey’s, and not hinder our ultimate goal of creating a wonderful green space and attractive business on what was once an abandoned trash strewn lot.

Thank you.

Gary Vecchione

Sent from my iPhone
Thanks for the quick reply.

I’ll be happy to come in to talk with the commission and get their thoughts.

Let me know when it’s convenient.

Thanks.

Sent from my iPhone

On Dec 10, 2019, at 9:09 AM, David Pickart <dpickart@northbridge.mass.org> wrote:

Thanks for letting us know Gary. I can’t speak to being exempt under the ordinances you reference, but I do not believe installation of a structure of that size (whether temporary or permanent) is exempt from the Wetlands Protection Act and its regulations (310 CMR 10.00) or the Town of Northbridge Wetlands Protection Bylaw and its regulations (Section 7-700). You can find links to these regulations at: https://www.northbridge.mass.org/conservation-commission/pages/wetland-bylaw-regulations

I note that these regulations include exemptions for “normal maintenance or improvement of land under agricultural use”. As we discussed earlier, its my understanding that these exemptions are for existing (not new) agricultural uses.

Depending on where its located, installing/utilizing the structure may be allowed under a formal or informal amendment of the Order of Conditions you have. Happy to discuss this with you more and/or arrange for you to speak with the Commission.

Regards,
Dave

David S. Pickart, Conservation Agent
Town of Northbridge
14 Hill Street, Whitinsville, MA 01588
508-234-0817 (phone) * 508-234-0814 (fax)
Gentlemen-

As a courtesy I’m writing to tell you of the possibility of my constructing a greenhouse approximately 24’x60’ in size, this spring, on the property at 360 Main Street, Whitinsville.

Pictured below are the reasons why I believe that no permit of any kind is necessary to construct a plastic wrapped metal tube frame type greenhouse on Lovey’s property.

This supersedes all existing permitting to date in my opinion but I believe it’s compatible with it as well.

Please cite chapter and verse of any “home rule” bylaw that you might believe contradicts my interpretation of my property rights as far as construction of this type of temporary greenhouse so that I may speak intelligently and informatively in a rebuttal or challenge-if there were one.

Caselaw made in “Town of Uxbridge versus Vecchione” is an example of the lengths I’m willing to go to protect my property rights so I’m hoping we’re all in agreement that this spring brings the implementation of the existing permitting put in place from Spring of 2019 as well as the continuation of excellence that Lovey’s is becoming known for instead of an unhappy and unnecessary confrontation.

As I have no interest in a protracted and unneeded public permit process concerning the exemption of greenhouses from both floodplain and building code enforcement your comments are appreciated at your earliest convenience so that I can spend my energy shopping around for the best preseason deal prior to construction-nothing more.

Thank you for your timely response.

Gary Vecchione

<image001.jpg>

<image002.jpg>

Sent from my iPhone
• **2019 Green Communities Grant Program** - participated in tele-conference w/Kelly Brown (DOER Regional Coordinator) & Sarah Adams (CMRPC) regarding Criterion 4 of the Green Communities Program [Fuel-Efficient Vehicles Policy]; Town Manager issued corrective action plan to DOER (K. Brown Regional Coordinator), where the town was found to be in non-compliance w/the Fuel Efficiency Vehicle Policy, where a 2009 Ford Expedition was transferred from the Police Department to the Building Inspector (vehicle did not meet minimum MPG established under the GC program); Northbridge remains eligible for 2020 grant round, however may become ineligible if policy is not followed; conducted site visit/walk-throughs (2/26) w/Kelly Brown & facility staff to review completed GC grant projects (High School - lighting & EMS upgrades, Middle School - lighting & Police Station - EMS upgrades); scheduled to meet w/Energy Conservation, Inc. (Consultant), Town Manager & others on 3/4 to review projects for 2020 GC grant application (due March 27)

• **Municipal Vulnerability Preparedness Program (MVP)** - met w/Hillary King, MVP Central Regional Coordinator & David Pickart, Conservation Agent (2/26) to review potential project for next Action Grant Round; will convene meeting w/DPW Director & Highway Superintendent in March to review program guidelines, potential project, application, & next steps

• **(CDBG) Community Development Block Grant** - Northbridge soliciting input (online survey) from town residents to determine if there is interest/need to (re)establish a Housing Rehabilitation Program to fund residential home repairs to meet energy, life, health and safety codes; town also considering CDBG funds to study property & infrastructure w/in New Village & Rockdale neighborhoods; Planning working w/ Wayne Darragh, Community Opportunities Group in preparing Environmental Review Record (ERR); announcement notice of CDBG grant-funding opportunity available at Planning/Conservation office & posted on @NbridgePlanning (Twitter feed)

• **Town Hall VRF Project (Phase 2)** - Commercial Boiler Systems, Inc. (sub-Contractor) commenced Phase 2 VRF installs (lower-level Town Hall) this week/last; like Phase 1, installs being overseen by Jamie Luchini, DPW

• **True Natures Wellness (Marijuana Retail Dispensary)** - hearing continued to 3/10; Safety Committee reviewed/approved (revised) site layout at its 2/19 meeting; Planning Board questions why water company has not upgraded water main w/in locus area, restricting/limiting development potential of surrounding properties

• **JMK Gardening LLC (Marijuana Cultivation/Manufacturing)** - arrangements made for 3/3 to review proposed Tier 2 cultivation/manufacturing facility (5-10,000 SF) to be located at 38 Sutton Street; introductory municipal staff meeting w/Town Planner, Town Manager, Chief of Police, Fire Chief, & Inspector of Buildings

• **Stone Hill Condominiums (Senior Housing, Church Street)** - met w/Stephen O’Connell, Turning Point Engineering (2/27) to review status of project; Developer/Engineer to provide Planning w/status report detailing construction sequencing, re-planting plans, etc.; Abutters had expressed concerns w/recent clearing activity encroaching abutting properties and buffer areas; Mr. O’Connell maintains tree cutting/earthwork activity is consistent w/approved plans; Planning Board to review at future meeting, any discrepancies w/prior approvals shall be addressed by Developer; set email to S. O’Connell regarding the need to inspect & restore construction entrance daily or as needed, as well as the need to review & inspect erosion control BMPs after/during storm events

• **Mike’s Way, Definitive Subdivision (Providence Road)** - Planning in receipt of definitive subdivision plan for 9-lots (18 duplex-units) subdivision for subject property located near Grafton line; arrangements to be made for Technical Review (3/11) & Planning Board public hearing (3/24)

• **Quaker Street Landfill** - scheduled to meet (3/3) w/Skip Foley, Building Inspector, Conservation Agent, & BOH Administrator to review development/re-development options (if any) for subject property

• **Local Historic District (Whitinsville - Downtown Crossroads)** - awaiting word from Atty. Doneski (Town Counsel) regarding status of recording (Worcester Registry of Deeds) LHD map, etc.
• **Community Preservation Committee (CPA Funds)** - attended CPC meeting (2/24); Committee voted to sponsor warrant articles for 2020 Spring Annual Town Meeting to reserve/appropriate FY2021 estimated CPA revenues; Planning to work w/Town Accountant to finalize articles (sum of $); next meeting of the CPC scheduled for 4/6 w/public hearing tentatively scheduled for 4/14 w/Planning Board

• **Economic Development Committee** - next meeting TBD; two (2) vacancies remain

• **Community Planning & Development** - reviewed w/Planning Admin Assist. upcoming Planning Board meeting dates, PB actions, status of meeting minutes, distribution of submittal(s), etc.

• **Planning Board** - due to municipal website being down Planning Board meeting postponed/rescheduled for 3/10; one (1) vacancy remains (Associate member)
2019 Green Communities Grant Program - met w/Jamie Luchini (2/11) to review w/Sarah Adams (CMRPC) questions from Kelly Brown (DOER, Regional Coordinator) re: 2019 GC Annual Report (addressed all outstanding issues - thank you N. Vaidya); contacted Energy Conservation, Inc. to schedule meeting to review potential projects for next grant round; logged-in & reviewed 2020 Competitive CG Grant online application (due March 27th); DOER site visit of the 2019 GC grant projects scheduled for Wednesday 2/26; town continues to pursue goal of 20% energy reduction by 2022, important for municipal staff to be mindful & look for ways to reduce energy as part of day-to-day operations, where a number of municipal buildings may have increased their energy use from prior years (Fire & sub-station)

Town Hall VRF Project (Phase 2) - Commercial Boiler Systems, Inc. (sub-Contractor) to commence Phase 2 VRF installs (lower-level Town Hall) Monday 2/17; like Phase 1, installs to be overseen by Jamie Luchini, DPW

True Natures Wellness (Marijuana Retail Dispensary) - Planning Board opened public hearing (2/11) for proposed marijuana retail (1096-1110 Main St); Board continued review of special permit(s), site plan, parking, traffic, bldg. elevations, signage, etc. to Tuesday, February 25th; Safety Committee to review proposal (2/19) & offer advisory recommendation; Planning Board questions why water company has not upgraded water main w/in locus area, restricting/limiting development potential of surrounding properties

Stone Hill Condominiums (Senior Housing, Church Street) - in receipt of landscaping plan: roadway entrance & unit developments; understanding of Planning site blasting has commenced (permit issued by Fire Department), inquiries re: blasting activity, pre-blast surveys, etc. are being referred to NFD

Quaker Street Landfill - spoke w/a Kip Foley (on behalf of property owner) re: development/re-development options (if any) for subject property; meeting w/Mr. Foley, Bldg. Inspector, Conservation Agent & BOH Administrator to be scheduled for first/second week of March 2020

Winston Woods (Spring Street) - met w/Owner, Prospective Buyer & Engineers (2/13) to review conceptual layout plan for (re)submittal of (preliminary) definitive subdivision plan for 9 duplex residential lots & 1 additional parcel to be considered under MGL Chapter 40B for additional units (affordable housing); Buyer desires filing LIP application w/town to DHCD

CMRPC, Local Planning Assistance (LPA Hours) - Planning Board to utilize LPA hours to assist Economic Development Committee

Local Historic District (Whitinsville - Downtown Crossroads) - provided Mass Historical Commission w/copy of LHD Map & Final Study Report; awaiting word from Town Counsel re: filing w/Registry of Deeds; notified National Parks Service (Jennifer Smith, Acting Superintendent) adoption of local historic district so same (boundary) is included in National Park boundary (formal inclusion of Whitinsville in Blackstone River Valley National Historical Park; communicated & received from Mass Historical Commission 2 copies of guidance doc entitled “A Guidebook for Historic District Commissions”; once newly established district is recorded at Registry, Board of Selectmen shall appoint LHD Commission members in accordance w/the LHD Bylaw

(CPA) Community Preservation Committee - next meeting scheduled for Monday, February 24, 2020 (6PM - Town Hall); filed/posted agenda & distributed (draft) 12/2 meeting minutes

Economic Development Committee - next meeting TBD; two (2) vacancies remain

Charter Review Committee - Planning Board appointed Rainer Forst (member) to serve on the Charter Review Committee in accordance w/Section 8-9 of the Town Charter
• Community Planning & Development - reviewed w/Planning Admin Assist. upcoming Planning Board meeting dates, PB actions, status of meeting minutes, etc.; Town Planner to be out majority of next week (in Friday, 2/21)

• Planning Board - next meeting scheduled for February 25, 2020 (7PM - Town Hall); one (1) vacancy remains for Associate member

• Department Head Meeting - attended meeting (2/14)
To: Neil Vaidya, Town Accountant
From: Melissa Clarabitaro, Sr. Administrative Assistant/H.R Assistant
Subject: Leonardo Estates – Acceptance of Gift
Date: February 13, 2020

Please be advised at their regularly scheduled meeting of February 10, 2020 the Board of Selectmen voted to accept the monetary donation from Leonardo Estates Subdivision, in the amount of $5,000 to the Northbridge Playground & Recreation Commission, for use towards improvements to the Linwood Playground basketball courts. Below is the excerpt of the February 10, 2020 draft meeting minutes which have not yet been approved by the Board of Selectmen.

Acceptance of Gift [monetary donation] -Leonardo Estates Subdivision. Mr. Proto stated that the developer of the Leonardo Estates Subdivision has proposed a monetary donation in the amount of $5,000 to the Northbridge Playground & Recreation Commission. Selectman Melia asked what the money will be contributed towards. Mr. Proto stated that they would like to use the proceeds towards improvements to the Linwood Playground basketball courts. He added the Commission is in the process of saving up for those repairs and since it is a large and costly repair the Commission would greatly benefit from this donation. Vice Chairman Cannon added that it is definitely needed. A motion/Mr. Melia, seconded/Mr. Ampagoomian to accept the monetary donation from Leonardo Estates Subdivision in the amount of $5,000 for the Playground and Recreation Commission to be used towards improvements to the Linwood Playground basketball courts. Vote yes/Ampagoomian, Cannon, Melia and Nolan.

If you have any questions, please contact me.

Thank you

cc: Gary Bechtholdt, Town Planner
    Michael Proto, Playground and Recreation Chairman
Conservation Agent Report

Date Issued: March 4, 2020
Period Covered: 2/20/20 through 3/4/20

Active Project Summary:
New or active projects addressed since 10/1/19 are summarized below.

<table>
<thead>
<tr>
<th>File #</th>
<th>Project Name/Location</th>
<th>Type</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>248-470</td>
<td>Hemlock Estates</td>
<td>OOC</td>
<td>Awaiting update on invasive species removal/see log</td>
</tr>
<tr>
<td>248-538</td>
<td>Carpenter Estates</td>
<td>OOC</td>
<td>Construction wrapping up, awaiting PVP survey - see log</td>
</tr>
<tr>
<td>248-573</td>
<td>The Camelot</td>
<td>OOC</td>
<td>Construction ongoing/see log</td>
</tr>
<tr>
<td>248-609</td>
<td>Leonardo Estates</td>
<td>OOC</td>
<td>Construction ongoing/see log</td>
</tr>
<tr>
<td>248-636</td>
<td>Lot 33 Joseph Circle SFH</td>
<td>OOC</td>
<td>Violation (see log)/Restoration underway</td>
</tr>
<tr>
<td>248-642</td>
<td>SFH 261 North Main Street</td>
<td>OOC</td>
<td>Under construction/see log</td>
</tr>
<tr>
<td>248-645</td>
<td>Riverdale Gravel Pit</td>
<td>OOC</td>
<td>Dormant until spring</td>
</tr>
<tr>
<td>248-648</td>
<td>Lot 31 Fir Hill Lane</td>
<td>OOC</td>
<td>Work complete/see log</td>
</tr>
<tr>
<td>248-650</td>
<td>Ashton Place Addition</td>
<td>OOC</td>
<td>Construction underway/see log</td>
</tr>
<tr>
<td>04-RDA-17</td>
<td>500 Benson Road</td>
<td>DOA</td>
<td>Under construction/see log</td>
</tr>
<tr>
<td>248-652</td>
<td>New SFH/934 Quaker Street</td>
<td>NOI</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-653</td>
<td>Syncarpha Solar I</td>
<td>AOOC</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-655</td>
<td>Syncarpha Solar II</td>
<td>AOOC</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-656</td>
<td>Puddon/Quaker Solar</td>
<td>OOC</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-659</td>
<td>SFH/510 Sutton Street</td>
<td>OOC</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>06-RDA-18</td>
<td>Sutton Solar Phase 2</td>
<td>DOA</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-663</td>
<td>Lot 28, Joseph Circle</td>
<td>OOC</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-672</td>
<td>Moon Hill Estates</td>
<td>OOC</td>
<td>OOC issued</td>
</tr>
<tr>
<td>248-665</td>
<td>Lovey's Garden Center</td>
<td>OOC</td>
<td>OOC issued</td>
</tr>
<tr>
<td>248-666</td>
<td>Balmer School</td>
<td>NOI</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>04-RDA-19</td>
<td>148 Sheryl Drive Addition</td>
<td>DOA</td>
<td>Negative DOA issued</td>
</tr>
<tr>
<td>248-669</td>
<td>Stone Hill Condominiums</td>
<td>OOC</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-667</td>
<td>489 Highland Street</td>
<td>OOC</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-669</td>
<td>Lot 2 Fowler Road</td>
<td>OOC</td>
<td>OOC issued</td>
</tr>
<tr>
<td>248-670</td>
<td>68 Brian Circle</td>
<td>OOC</td>
<td>OOC issued</td>
</tr>
<tr>
<td>248-671</td>
<td>Osterman Business Park</td>
<td>OOC</td>
<td>OOC issued</td>
</tr>
<tr>
<td>248-673</td>
<td>McQuades Lane Solar</td>
<td>NOI</td>
<td>OOC issued</td>
</tr>
<tr>
<td>06-RDA-19</td>
<td>Lot 14 Windstone Drive</td>
<td>DOA</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-674</td>
<td>New SFH/Lot 9 Heights of Hill</td>
<td>OOC</td>
<td>Work underway/see log</td>
</tr>
<tr>
<td>248-675</td>
<td>True Natures Wellness/1096 Main Street</td>
<td>NOI</td>
<td>Hearing continued to 3/18</td>
</tr>
<tr>
<td>07-RDA-19</td>
<td>Lasell Field Renovation</td>
<td>DOA</td>
<td>Negative DOA issued</td>
</tr>
<tr>
<td>208-676</td>
<td>Geotech Borings/NGRID</td>
<td>OOC</td>
<td>OOC issued</td>
</tr>
</tbody>
</table>

* = Inspection this period, o = o inspection this period, x = Inspection not required
Inspections/Site Walks:
Agent attended the following site walks or inspected the following properties since issuance of last report.
2. Examined beaver situation at Riley Pond with an animal specialist and Chair.

Inquiries:
A list of inquiries (via email, phone or in person) that were received since issuance of the last report is provided below. Where warranted, a summary of issues and/or actions taken is also included.
1. Met with B. Renaud regarding Main Street Commercial project. He wanted to know if he could spread dirt from the stockpile closer to Meadow Pond. I explained Meadow Pond is currently considered to be a River and work within 200 feet that isn’t shown on the approved plans would require an amended Order of Conditions.
2. Reached out to the Director of the Narragansett Bay Estuary Project to begin an initial discussion on funding opportunities (from EPA) for projects in Northbridge that could improve water quality of the Blackstone and Mumford Rivers. Will be attending their workshop in Worcester on March 11th.
3. Answered questions regarding clearing and erosion controls along a portion of Stone Hill Condominium project with a resident of Thurston Avenue.
4. Spoke with Dickie Brooks regarding clogging of the stream that runs behind his house. He informed me that Mosquito Control will be cleaning the channel downstream of his house which should take care of the flooding he’s been experiencing.

Other Matters:
Other matters addressed by staff since issuance of the last report are summarized below.
1. Attended meeting with Hillary King of EOEEA and Town Planner regarding completing a town-wide stream crossing survey (focusing on climate change susceptibility and ecological limitations) that could be funded under the MVP program.
2. Met with consultant considering closure options for small landfill located off of Old Quaker Street.
3. Prepared summary of beaver issues at Riley Pond and distributed it to Town Manager, DPW and BOH.

Administrative Issues:
Matters requiring staff/Commission coordination are summarized below.
None at this time

Potential Upcoming Filings:
1. NOI for Contractor Yard/Building on Douglas Road site next to Berkowitz
2. RDA for drainage improvements on a single family house lot off Kelly Road
3. ANRAD for Mike’s Way Subdivision

248-470
Date of Visit: 2/28/20

Hemlock Estates

View looking towards cul-de-sac of Fir Hill Lane

View of roadway stream crossing

Status/Issues:
Replication area next to Lot 31 needs to be completed and additional treatment of knotweed needed
Construction Log

248-538
Carpenter Estates
Date of Visit: 2/28/20

View looking towards cul-de-sac of Hannah Drive

View of roadway and rain garden looking towards stream crossing

Status/Issues:
Need VP survey results
248-573
Date of Visit: 2/28/20

The Camelot

View of basin at corner of Joseph Circle and Rebecca Road

View of area cleared for roadway of Phase II

Status/Issues:
None noted
View from cul-de-sac of Windstone Drive looking towards wetland crossing

Curbing being installed along section of Windstone Drive

Status/Issues:
None noted
248-636
Lot 33 Joseph Circle
Date of Visit: 2/28/20

View of restored area from Joseph Circle
Status/Issues:
Restored/seeded areas appear to have remained stable

248-642
Lot 1 North Main Street
Date of Visit: 11/5/19

View of home from driveway
Status/Issues:
None noted
Construction Log

248-648
Lot 31, Fir Hill Lane
Date of Visit: 1/13/20

View looking towards replication area (not yet constructed)
Status/Issues:
None noted

248-650
Ashton Place Apartment Building
Date of Visit: 2/28/20

View of work taking place on southern access drive (retaining wall nearing completion)
Status/Issues:
None noted

3/4/2020
Agent Report
From 2/20/20 – 3/4/20
View of access drive from Church Street looking towards arrays in Syncarpha I

View of access drive to Syncarpha II from Providence Road

**Status/Issues:**
Replication areas ready to be planted, info on buffer/wetland restoration to be provided in spring

3/4/2020

Agent Report

From 2/20/20 – 3/4/20
248-653/248-655
Syncarpha Solar I and II (continued)
Date of Visit: 2/28/20 and 3/4/20

View of largest array in Syncarpha I

One of the wetland replication areas adjacent to an access road

**Status/Issues:**
Replication areas ready to be planted, info on buffer/wetland restoration to be provided in spring
Inverter/battery pads and drainage basin located near Puddon Street

**Status/Issues:**
Awaiting info from hydrogeologist on downgradient break out from detention basins
248-652
Date of Visit: 2/4/20

New SFH, 934 Quaker Street

View of project from Quaker Street
Status/Issues:
None noted

06-RDA-19
Date of Visit: 2/4/20

Lot 14 Windstone Drive

View of project from Windstone Drive
Status/Issues:
None noted
Construction Log

248-659
510 Sutton Street
Date of Visit: 2/26/20

View of project from Sutton Street
Status/Issues:
None noted

248-663
Lot 28 Joseph Circle
Date of Visit: 2/28/20

View of project from Joseph Circle
Status/Issues:
None noted

3/4/2020

Agent Report
From 2/20/20 – 3/4/20
04-RDA-17
Date of Visit: 12/18/19

View of project from Benson Road

Status/Issues:
Work in 35’ NDZ appears to have been limited to cutting of knotweed

248-667
Date of Visit: 2/4/19

View of project from Highland Street

Status/Issues:
None noted
Construction Log

248-666
Balmer School
Date of Visit: 2/4/20

View of construction entrance
Status/Issues:
None noted

248-669
Stone Hill Condominiums
Date of Visit: 3/3/20

Drilling and earthwork underway
Status/Issues:
Wattles installed, awaiting confirmation of silt fence installation along base of steeper slopes

3/4/2020
Agent Report
From 2/20/20 – 3/4/20
### Osterman Business Park

**248-671**  
**Date of Visit:** 2/4/19

*View of project from Commerce Drive*

**Status/Issues:**  
None noted

### Lot 9, Heights of Hill

**248-674**  
**Date of Visit:** 2/28/20

*View from cul-de-sac of Heights of Hill Street*

**Status/Issues:**  
None noted
# Construction Log

<table>
<thead>
<tr>
<th>06-RDA-18</th>
<th>Sutton Solar Phase II</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Visit: 2/4/19</td>
<td></td>
</tr>
</tbody>
</table>

View of project from Oakhurst Road

**Status/Issues:**

None noted
**NORTHBRIDGE PLANNING BOARD**

Please find below meeting dates of the Northbridge Planning Board for the calendar year of 2020:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, January 14, 2020</td>
<td>Spring Annual Town Meeting (May 05, 2020)</td>
<td>Tuesday, May 12, 2020</td>
<td>State Primary (September 01, 2020)</td>
</tr>
<tr>
<td>Tuesday, January 28, 2020</td>
<td></td>
<td>Tuesday, May 26, 2020</td>
<td></td>
</tr>
<tr>
<td>Tuesday, February 11, 2020</td>
<td>Town Elections (May 19, 2020)</td>
<td>Tuesday, June 09, 2020</td>
<td>Fall Annual Town Meeting (October 27, 2020)</td>
</tr>
<tr>
<td>Tuesday, February 25, 2020</td>
<td></td>
<td>Tuesday, June 23, 2020</td>
<td></td>
</tr>
<tr>
<td><strong>Presidential Primary (March 03, 2020)</strong></td>
<td></td>
<td></td>
<td>Presidential/State Election (November 03, 2020)</td>
</tr>
<tr>
<td>Tuesday, March 10, 2020</td>
<td></td>
<td>Tuesday, July 14, 2020</td>
<td></td>
</tr>
<tr>
<td>Tuesday, March 24, 2020</td>
<td></td>
<td>Tuesday, July 28, 2020</td>
<td></td>
</tr>
<tr>
<td>Tuesday, April 14, 2020</td>
<td></td>
<td>Tuesday, August 11, 2020</td>
<td></td>
</tr>
<tr>
<td>Tuesday, April 28, 2020</td>
<td></td>
<td>Tuesday, August 25, 2020</td>
<td></td>
</tr>
</tbody>
</table>

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