



TOWN OF NORTHBRIDGE
ZONING BOARD OF APPEALS
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NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Approved on

9-14-17

ZONING BOARD OF APPEALS

MINUTES OF MEETING

AUGUST 10, 2017

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were:

William Corkum
Randy Kibbe
Cindy Donati
Doug Curving

Also present was Deborah Rosebrooks, Administrative Assistant.

Absent from this meeting was Kevin Quinlan.

A motion was made by Bill Corkum to approve of the minutes of July 13, 2017. The motion was seconded by Cindy Donati and the vote was 4-0 in favor. Randy Kibbe did not vote, he was not present at the last meeting.

PUBLIC HEARING :(15-SP-17) MAIN STREET COMMERCIAL LLC APPLICANT

This public hearing was held consider the application of Main Street Commercial LLC, 971 Providence Road, Whitinsville, MA 01588 for a Special Permit pursuant to Article V, Section 173-18, Table of Use Regulations, in order to allow the applicant to fill in 574 cubic yards in the Flood Plain district providing 742 cubic yards of compensatory storage. The property on Main Street, shown on Assessor's Map 2 as Parcel 36, 37 and portion of 45, the property is located in an Industrial -1 zoning district the property is owned by Whitinsville Development Trust & Arcade Realty trust. .

The public hearing was opened at 7:05 with the reading of the public hearing notice by Board Member Cindy Donati.

Chairman Thomas Hansson then assigned the following Members to the hearing: William Corkum, Randy Kibbe, Cindy Donati, Doug Curving and himself.

Bill Renaud explained the project site to the board pointing out where the car wash will be located along with the gas & diesel pumps convenient store and drive through. He showed the three different small areas that the flood zone would be affected for a total of 574 cubic yards in the flood plain district but he would be providing 742 of compensatory storage. There will be a fence around the property and with both entrance & exit driveways. The Planning Board along with the Conservation Board has already approved this site. They are hoping to start the project in September.

Tom Hansson opened the meeting to public comment.

Gary Archambault of 272 Main Street has been to all the meetings regarding this property, he has many concerns due to the fact that he lives across the street. He would like to know what happens first? Bill Renaud spoke and said the first thing they would do is cut the trees down and then start with leveling the land and trucking the "silty soil" out. The silty soil does not compact and will be no good for this project. Gary Archambault has concerns of run off and hours of operation. Bill Renaud states that there will be manholes installed along with catch basins. There were no further questions.

Bill Corkum made a motion to close the public hearing and take it under advisement, seconded by Cindy Donati. Vote 5-0 in favor.

The Board discussed the project and feel that this is a good project for this area of town, there are no gas stations at this end of town and it will be a big improvement to that location.

A motion was made by Bill Corkum to grant the special permit, seconded by Doug Curving, vote 5-0 in favor. Special Permit was granted.

The Board Re-Organized: Tom Hansson will remain the Chairman, Bill Corkum will remain the Vice Chair and Kevin Quinlan will remain the clerk.

There being no further business the meeting was adjourned.

Attested by,

Deborah Rosebrooks
Administrative Asst.

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (9-14-17