



**NORTHBRIDGE PLANNING BOARD  
MINUTES  
TUESDAY, MARCH 26, 2024**



Recognizing the presence of a quorum Rebecca Rushford, Chair called the meeting to order at 7:00 PM with the following other members in attendance: Michael Baker, Abdul Kafal, James Berkowitz, & Michael Wilkes. Andrew Howden, Associate Member, was absent. R. Gary Bechtholdt, Planning & Community Development Director, and Barbara Kinney, Administrative Assistant were also present.

Attendees of the Public: Bill Renaud; Jonathan Bruce; Daniel Bruce.

**I. CITIZENS FORUM**

None

**II. FORM A'S**

None

**III. MIKE'S WAY, DEFINITIVE SUBDIVISION -REVIEW/DISCUSSION**

Status of Development & Potential Sale

Jonathan and Daniel Bruce, (soon-to-be) new owners of Mike's Way, introduced themselves to the Planning Board. They are under agreement to purchase Mike's Way by May 01, 2024 (after the passing of original developer Ron Henault). After the closing is complete, they intend to provide the Town the \$5,000 donation payment towards town recreation facilities that was due prior to the release of the third building lot. They would like the Planning Board to assign the balance in the Review & Inspection (escrow) Account to them as of the closing as the new owner and they will adjust it with the seller. G. Bechtholdt explained that the Planning Office will need the paperwork from the seller indicating this. J. Bruce stated the roadway bond is attached to the current financing, and they will provide a new surety with the town (cash bond) upon closing. J Bruce noted three (3) lots have been released and built on and one (1) lot has been released but not built on. There are twelve (12) units on six (6) lots left to be built that will take a couple of years to complete. J. Bruce then asked about the process to release the rest of the lots. G. Bechtholdt explained that Ron Henault asked for release of each individual lot as needed; J. Bruce could do the same or request that all the lots be released at once. J. Bruce will provide lot release request in writing to the Planning Board specifying the lot(s), where this can be done as part of securing a new surety for the subdivision. After the purchase is completed (May 2024), a construction schedule will be submitted, and arrangements will be made to meet with the Planning Board.

**IV. OLD/NEW BUSINESS**

a. Approval of Meeting Minutes -March 12, 2024

*Upon motion made (M. Baker) and seconded (J. Berkowitz), the Planning Board voted 5-0 to approve the minutes of March 12, 2024 with minor changes.*

b. Earth Removal Board -Planning Board Designee

*Upon motion duly made and seconded, the Planning Board voted 5-0 to reappoint J. Berkowitz as the Planning Board Designee for the Earth Removal Board.*

c. Town Hall Annex (/Planning Office) -Move to New Fire Station (TBD)

No definite date for the move yet, but it should be soon.

d. 2024 Spring Annual Town Meeting -Tuesday, May 07, 2024

Point of information.

e. Post-Development Stormwater Management Bylaw -Draft

The Planning Board offered to be the sponsor of the bylaw amendment to address required update to the Town's current stormwater provisions; in doing so the Town will remain in compliance its MS4 permit the Federal Clean Water Act. The Planning Board will offer their recommendation once they receive the draft from the Department of Public Works' consultant.

f. 40R Smart Growth Zoning Overlay District -Status of Review (EOHLC)

No comments have been received yet from the state and it has been several months since it was submitted.

g. Comprehensive Master Plan -MGL Chapter 41 Section 81D

The Planning Board will look to initiate updating the town's Master Plan. An outside consultant will be hired by a formal procurement which may take a couple of months to select. An Ad-Hoc Committee will also be formed with residents and various Boards and Committees. The consultant would be the facilitator at the public forums/meetings and mainly responsible for plan preparation. The master plan could be completed in about 12 to 18 months.

h. MBTA Communities -MGL Chapter 40A Section 3A

Northbridge is in compliance since we have not heard anything from the state stating that we are not in compliance.

i. Site Plan/Subdivision Developments -Status

G. Bechtholdt reminded Planning Board members to visit the various active subdivision developments; noting a number of subdivisions still require streetlights, suggesting for whatever reason coordination with National Grid has seen numerous delays. G Bechtholdt indicated he would like for the Board to stress the importance of completing remaining improvements this construction season for Hemlock Estates and majority of Camelot. The Planning Board will need to stress with the developer of Moon Hill Estates that more roadway work needs to be done such as installing curbing, etc. now that there are driveways set for a number of the house lots. G. Bechtholdt spoke with Joe Marinella several weeks ago regarding Hemlock Estates and J. Marinella stated that during April he was going to start work and asked to hold off on our consultant updating the punch list because he does not want the consultant to include something that has been done. G. Bechtholdt reminded the Planning Board that they have the authority to call in the bond and G. Bechtholdt has suggested to previous Planning Boards that they may want to call in the bond. It has gotten to the point where the Planning Board has threatened to call in the bond but has never actually done it. When the Planning Board speaks to J. Marinella in early

May to go over the punch list and construction schedule, they will have a better understanding of where things stand. The residents that live in Hemlock Estates have experienced enough delays and deserve better. A. Kafal mentioned possibility of holding back lots. G. Bechtholdt stated that cash is good but holding back lots is just as good for bonds. However, holding back lots cannot be legally done but the Planning Board can use some leverage in not releasing lots. Once the bond is set up, the developer is entitled to the lot release which is why the bond is set up. Construction season is starting so Graves Engineering (Planning Board Consultant) will start more and more onsite inspections. Arrangements will be made with the various developers to meet with the Planning Board (April-May) to review overall status and construction schedule for completion.

j. Planning Board Comments/Concerns

None

k. Mail -Review

In addition to the mail listed (see attached), the Planning Board noted receipt of the following communications: Planning Board Agenda dated March 26, 2024; Draft Planning Board Agenda dated April 09, 2024; Citizens Forum Document; Mike's Way Subdivision Plans dated December 16, 2020 and revised February 18, 2021; Email dated March 19, 2024 regarding Mike's Way Subdivision; Conservation Commission Agent Report dated March 20, 2024; Training Announcement from the Town of Millbury for "Boards and Commissions: Know Your Responsibilities"; 2024 Planning Board Meeting Schedule.

l. Other

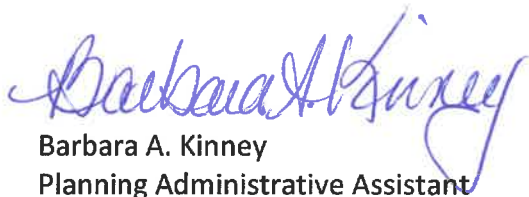
Copy of Conservation Agent report forwarded to Planning Board. Town of Millbury sponsoring a free training (MA Office of the Inspector General's Academy) on "Boards and Commissions: Know Your Responsibilities".

**ADJOURNMENT**

Having no additional business, the Planning Board adjourned its meeting of Tuesday, March 26, 2024 at or about 7:33PM.

Respectfully submitted,

Approved by the Planning Board:

  
Barbara A. Kinney  
Planning Administrative Assistant



Cc: Town Clerk /File

March 26, 2024

Planning Board

FROM	DATE	SUBJECT

Douglas

- Public Hearing Notice – Application of Davis Street Realty Trust for a Site Plan Approval of the proposed development of a 7,725 square foot Industrial Building at 140 Davis Street.

Grafton

- Public Hearing Notice – Application of Bellavenzi, LLC (Julie Bovenzi) for a Special Permit and Site Plan Approval for professional services greater than 5,000 square feet (Truth Organic Spa and Wellness Center) and to allow for reduced parking at 55 North Main Street.
- Decision – Approved with Conditions the Special Permit for Dish Wireless, c/o Darryl Gresham, Agent, (applicant) and Scott Matthew Smith and Cheryl Ann Smith (owners) for an accessory apartment at 20 Indian Path.

Sutton

- Public Hearing Notice – Amendments to the Town's Zoning Bylaw and Map as follows: 1. Amend Section III.A.4 Table 1 – Table of Use Regulations, Section V – Overlay Districts, and the Zoning Map to establish a Solar Photovoltaic Overlay District (SPOD) and allow Large-Scale Ground Mounted Solar Photovoltaic Installations in accordance with Section VI.O. and via Special Permit in a SPOD that includes 5R Leland Hill Road; and 2. Amend Section III.A.4. Table 1- Table of Use Regulations, Section V – Overlay Districts, and the Zoning Map to establish a Solar Photovoltaic Overlay District (SPOD) and allow Large-Scale Ground Mounted Solar Photovoltaic Installations in accordance with Section VI.O. and via Special Permit in a SPOD that includes 48R Peach Tree Drive.

Upton

- Public Hearing Notice – Application of D & D Afonso Builders Inc. for road acceptance of Azalea Lane ("J.R. Estates" Subdivision).
- Decision – Approved with Conditions the Site Plan Approval to install six (6) lights at the upper lot field and parking lot at 99 Kiwanis Beach Road for Mendon Upton Youth Soccer.

Uxbridge ZBA

- Public Hearing Notice – Application of Margaret Larson for a Variance of dimension requirements at 29 Glendale Street.
- Community Outreach Meeting – Naked Nature, LLC will hold a Community Outreach Meeting for a proposed Adult-Use Marijuana Microbusiness at 660 Douglas Street, Unit 400.