



Town of Northborough
Planning Board
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Approved 10-16-07

October 2, 2007
Northborough Planning Board
Meeting Minutes

Members Present: Rick Leif, Chairman; George Pember, Michelle Gillespie, Bob Rosenberg, Don Hewey

Others Present: Kathy Joubert, Town Planner; Chris Regnier, Goulston & Storrs; Ken Staffier, VHB

Meeting began at 7:00pm.

Continuation of public hearing for definitive subdivision “Riverview Way”.

Chris Regnier provided update per his letter dated October 1, 2007.

Kathy Joubert reviewed the draft decision she had prepared for the Board.

George Pember asked buffer to be placed along both sides of shared lot line between lots 2 & 4 and to change condition in decision to reflect this.

Bob Rosenberg made motion to continue hearing to October 16, 2007 at 7:30pm. Second by George Pember. All in favor.

Old/New Business:

Decision reviewed for 456 West Main Street rooftop installation.

Bob Rosenberg made motion to approve decision as written. Second by Don Hewey. All in favor. Decision signed by Board.

September 18, 2007 Minutes

Michelle Gillespie made motion to approve minutes as amended. Second by George Pember. All in favor.

Maynard Woods Well Testing Discussion

Don Hewey recused himself from the Board discussion and sat in the audience.

Regarding September 19, 2007 letter to Board from Casa Builders, Rick Leif stated developer needs to work out solution with the landowners and not with the Board. He was provided clear direction by this Board at the July 17, 2007 Board meeting.

Bob Rosenberg reviewed the agreement letter dated January 30, 2007 signed by the developer Mr. Steven Venincasa and homeowners Gordon Kelly and Don Hewey & Eleanor Raye. Two

options outlined and 3 months to complete work from testing dates. Work must be completed by November 30, 2007.

Kathy Joubert will draft a letter for the Board to send to Mr. Venincasa stating installation of new water pumps is not an option based on the January 30, 2007 agreement and remind him that if the work is not completed by November 30, 2007, each homeowner will receive \$7500.

George Pember would like to add to letter that developer may install pumps at the owners discretion.

Kathy Joubert will prepare letter for October 16, 2007 meeting.

ANR signed for the Loop and Avalon parcels on Southwest Cutoff.

ZBA denied request for special permit for 3 2-family homes on South Street at their September meeting.

Zoning Subcommittee Update:

Possible joint meeting with ZBA to be scheduled on November 6, 2007. Check with Judi Barrett and ZBA members for availability.

Rick Leif and Kathy Joubert met with Dick Rand, Chairman, ZBA to review special permit process and which board(s) should handle special permit requests for which zoning district(s). Dick will informally poll ZBA regarding Planning Board possibly handling special permit requests in the commercial districts.

Potential changes to the groundwater bylaw will be discussed after the Water 7 Sewer Commissioners discuss at their October 3rd meeting.

Zoning Subcommittee is looking to finalize Sections 7-08 and 7-09 at the October 16th subcommittee meeting.

Fran Bakstran will be checking with Town Administrator regarding appointing authority for Design Review Committee. Is the appointing authority the Selectmen or may the Planning Board appoint the members of the DRC?

Zoning Subcommittee will be meeting on October 16th and 30th. Intend to send complete bylaw draft to Board members in November. Need to develop a schedule for both boards to review and comment and also a schedule for public informational sessions.

Next Planning Board meeting on October 16th.

Meeting adjourned at 8:30pm.

Respectfully submitted by,

Kathy Joubert
Town Planner