



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 11/20/07

Planning Board Meeting Minutes October 16, 2007

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

Others Present: Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer; Bill Farnsworth, Inspector of Building/Zoning Enforcement Officer; Jason Plourde, Greenman-Pedersen, Inc.; David Wojcicki, Greenman-Pedersen, Inc.; David Woodbury, Saint-Gobain; Anthony Donato, Nitsch Engineering; Brian Smith

Chairman Leif opened the meeting at 7:00 pm.

Public Hearing for Special Permit per Groundwater Protection Overlay District and Site Plan Review for Saint Gobain at 9 Goddard Road, Map 17 Parcels 9 & 11

Applicant:	Saint Gobain
Engineer:	Nitsch Engineering
Date Submitted:	September 18, 2007
Decision Due:	December 14, 2007 for Site Plan 90 days from close of hearing for Special Permit

David Woodbury, Saint-Gobain

- Submitted site plan application with special permit for groundwater
- Received comments from DPW, Town Engineer and Fire Chief
- Comments seem easily addressed
- Moving forward with plan

Anthony Donato, Greenman-Pedersen

- Proposing Phase 1 of project
- Expanding existing detention pond
- Additional filtration structures in front of building to remove sediment from roadway
- Portion of roof drainage to go through drainage system
- Master Plan as previously discussed - a 10-15 year build out
- Would like to condition with Board and come back every 5 years
- Plan shows 730 parking spaces, currently 288 spaces
- Parking lot in Marlborough under construction currently
- Approved by Marlborough
- Proposing to expand parking lot on site
- Proposing overflow of parking on other parcel owned by Saint-Gobain
- Stormwater system to collect all runoff from parking lot and will go to detention basin
- Have included stormwater runoff plan
- Inspections planned
- Issues to be dealt with during construction
- Filed an Environmental Notification Form (ENF) with State
- Parcel abuts I-290 - need an Indirect Access Permit
- Filed with Mass Environmental Protection Agency (MEPA)

- Involves application submitted to State - town receives a copy
- Other local regulatory commissions also get copies
- MEPA review session scheduled on October 24, 2007 @ 11:30 am at Saint-Gobain
- Anticipated we will not have to go back and file environmental impact report
- Expecting there will be no further review

Rick Leif

- Filtration underground - are they being built now to anticipate total build-out of the site?

Dave Woodbury

- These parking lots will be built when building modules added
- As we go beyond this phase, we will be building no additional parking on site
- Didn't know at last meeting what phases will go first

Rick Leif

- Detention and filtration just enough to handle Phase 1 and others will be added?

Tony Donato

- Yes

Rick Leif

- To Fred Litchfield: Does that make sense that stormwater filtration will be built out over time?

Fred Litchfield

- Filtration meant to handle impervious cover
- No use putting it in until impervious cover is there

Rick Leif

- General disturbance of site not a big deal?

Fred Litchfield

- Groundwater Advisory Committee (GAC) would like to see as little disturbance as possible as long as possible and as little parking built as necessary
- GAC always tries to downplay the parking
- Ask for reserve and don't build it until necessary

Rick Leif

- To Fred Litchfield - Are you comfortable with application?

Fred Litchfield

- Yes to both master plan and site plan
- Think it's appropriate for Planning Board to approve plan
- At some point we should get more detailed construction plans
- Could be submitted to staff before they go to building inspector so they don't create any confusion with utilities
- Doesn't need to be hashed out right now
- Slight tweaking of concept may be changed without violating zoning regulations

Tony Donato

- Proposing some improvements to drainage in Phase 1 to handle runoff from proposed addition

George Pember

- Attended GAC meeting - question as to how water is flowing from Marlborough site
- Also water from building flowing into same area in Marlborough
- Saying Northborough is losing groundwater
- Question proposed is does Marlborough have a separate underground recharge area?

Fred Litchfield

- Looked in more detail and spoke with DPW Director
- Came to conclusion both Northborough's and Marlborough's watershed is the Assabet River
- No distinction between the two
- Proposal is adequate

Rick Leif

- Discussed impact on surrounding streets
- How will you manage traffic flow and any mitigation?

Jason Plourde, Greenman-Pedersen

- Worked on project for Marlborough parking lot
- Looked at traffic counts in May at Bearfoot Road, Goddard Road, Solomon Pond Road and River Street
- Signals there today will be able to accommodate site traffic
- No impact at that location when comparing future built condition
- Based on field observations, sight distance meets required distances for posted speeds, but could trim some vegetation down approaching STOP sign

Dave Woodbury

- Contacted DPW about problems with traffic signals
- Signaling problems with trip plates in street at Bearfoot Road, Goddard Road and Solomon Pond Road

Kathy Joubert

- Have met on preliminary basis in-house and will be talking to Saint Gobain
- We need to solidify the necessary mitigation for the full build-out of the project
- Will then come back to board with what conditions should be place on the project

Don Hewey

- Any discussion with Marlborough about connecting cul-de-sac?

Kathy Joubert

- Have had many conversations with Marlborough staff and will continue to do so
- Marlborough at standstill with state over filling of substantial wetlands in order to complete connection

Fred Litchfield

- Town has always anticipated Goddard Road would be extended to connect to Boundary Street
- Marlborough has not had funds or ability to get project approved or designed

- Hope it will happen
- MA highway looking to reconstruct bridge over Boundary Street
- Still in discussions
- Need to see what width of bridge will be
- Will try to lobby for widening of Boundary Street
- Quite narrow compared to Solomon Pond Road or Hudson street
- That was part of impetus for light at Boundary Street

Don Hewey

- Hate to see us working on mitigation that will get Marlborough off the hook

Fred Litchfield

- Not encouraging it, but we are at a disadvantage because we have nothing to bargain with
- not our town, not our road

Rick Leif

- Assumption is it's not going to happen
- Should expect traffic to be flowing from the site

Jason Plourde

- Traffic study did not assume that connection

Kathy Joubert

- 4 review letters distributed

Dave Woodbury

- Got Town Engineer's review letter today
- Satisfied with all review letters

Kathy Joubert

- Issues will be handled in-house at certain levels

Fred Litchfield

- Clarified wording in his letter for Don Hewey and applicant
- Phases in addition to phase 1 should be shown on master plan but a plan for each of those phases should be submitted prior to applying for a building permit

There were no comments/questions from the audience.

Rick Leif

- Staff will complete reviews and report back to Planning Board at subsequent meeting and Kathy will prepare a draft set of conditions

Kathy Joubert

- Could continue to November 6th at 7:00 pm

George Pember

- Decision should be carefully worded

Kathy Joubert

- Decision will be done in 2 parts

- You have all information for phase 1
- When into next phases, gets more generalized

George Pember moved to continue to the public hearing for Saint Gobain to November 6th at 7 pm, Bob Rosenberg seconded and the vote was unanimous to continue.

Continued Public Hearing for Definitive Subdivision Plan "Riverview Way", located off Hudson Street, Maps 53, 54, 63, 64 Parcel 64-15

Applicant:	Riverview Realty Trust
Engineer:	Vanasse Hangen Brustlin, Inc.
Date Submitted:	August 15, 2007
Decision Due:	November 12, 2007

Chris Regnier, Goulston & Storrs

- Nothing more to add to presentation from last meeting
- Revised plans sent to Board and staff

Kathy Joubert

- Fred Litchfield prepared revised review letter based on revised plans from last meeting
- Draft decision last week already reflected revised plans
- Draft decision handed out today had some date changes

Fred Litchfield

- Review letter similar
- Plans remained in compliance
- Street name had been changed
- Letter reflects same issues as it did before
- Haven't confirmed resource areas and Notice Of Intent will be necessary prior to any work being done on the site
- Individual drainage plans will need to be designed for each lot

Kathy Joubert

- Will add second review letter to decision
- First letter for first set of plans and second for revised set of plans
- In findings of draft decision, will add dates of letters
- On revised draft decision, want to make note that after discussion at last meeting, George Pember made a comment to have condition 1 be changed to say the 50-foot buffer would be on both sides of the property line

Rick Leif

- Could approve now if no additional comments

Bill Farnsworth

- Suggest changing wording re: 50-foot to make it clearer and easier to enforce

Don Hewey moved to close the hearing, George Pember seconded the motion and the vote was unanimous.

Don Hewey moved to approve the definitive subdivision plans as outlined in conditions in draft decision dated 10/16/07 and as modified in tonight's discussion. George Pember seconded the motion and the vote was unanimous to approve.

Old/New Business

ANRs - two ANR plans submitted have not been completely reviewed in-house
One for Pleasant Street and one for Church of the Nativity
Will ask board member to sign when review complete

MAYNARD WOODS WELLS - STEVE VENINCASA

Don Hewey recused himself for this discussion.

Kathy Joubert

- Based on letter regarding what Steve Venincasa would do to rectify situation, replacing pumps not an option
- Prepared a letter to be sent to Steve

Rick Leif

- Had mentioned for emphasis that if nothing done by November 30th the bond will be taken and the money will be used to reimburse the families

Kathy Joubert

- Will make changes to letter and Rick will sign tomorrow

George Pember

- What is story on paving of that road?

Fred Litchfield

- Town policy that top coat not put on until all houses are built

Don Hewey

- Released lots just after date of agreement - a few meetings ago

George Pember

- Concern is this will be another Colonial Drive where developer doesn't get work done and base coat deteriorates

Michelle Gillespie

- Any way we can include that in the letter?

Kathy Joubert

- Should be a separate letter
- Will check as to when lots released

Fred Litchfield

- Steve Venincasa was in office - indicated he would like to get foundations in and bulk of work done
- Streets would then be accepted at 2009 town meeting

Michelle Gillespie

- Would like to request letter with construction schedule for houses and completion of roadway

Fred Litchfield

- Exactly position I encouraged you not to put me in a couple of years ago
- If you send a letter now and 2 years from now there are no houses, you have it in writing, and you could take the bond.

Don Hewey returned to his position as board member for the remainder of the meeting.

MEETING SCHEDULE

- Will not be having October ZBA meeting
- Will be scheduling joint meeting for ZBA and Planning Board to resolve SPGA issue
- Looking at November 6th
- Also either the 20th and 26th of November

Rick Leif

- Subcommittee trying to complete work on zoning bylaw on October 30th
- Would hope to get a new bylaw from Judi Barrett to go to subcommittee and the first look at an annotated bylaw which will show changes and how things moved around.
- Subcommittee will probably meet one more time in November with any questions on total bylaw and then after that ZBA and Planning Board will see new bylaw
- Then will schedule public information and education

Michelle Gillespie

- What's the status on streetlights in proposed new bylaw?

Kathy Joubert

- Will not take out of bylaw
- Hoping town will change it's position on funding additional streetlights
- For a while worked with Mass Electric to have ground conduits installed
- Happening in many communities
- Mass Electric changed policy and no longer installs underground utilities
- Won't allow unless Town commits in writing to pay for the light
- Police Chief reviews street light situation and makes recommendations as to where street lights could be turned on and where some could be turned off.

LAND COURT DECISION FOR STOP & SHOP, 77 MAIN STREET APPEAL

Kathy Joubert

- Ruled in favor of applicant
- Board of Selectmen (BOS) have not discussed yet
- In hands of the BOS as far as if there will be an appeal
- BOS meeting on October 22nd - don't know if it's on their agenda
- At this point waiting for direction from Town Administrator
- What transpires based on that is the site plan will go back on a Planning Board agenda and go from there
- Premature to schedule anything - need direction from BOS

George Pember

- Do you think they will want recommendations from Planning Board?
- Town has until November 3rd to file an appeal

Rick Leif

- A lot of sensitive issues here - trust that BOS will find a way to include us in the process
- No answers can be given tonight
- By time we would conduct any additional hearings, we would need interpretation of how to proceed

George Pember

- What's critical is do we appeal or not?

Don Hewey

- Assume at appropriate time would be given guidance on conditions, etc.

Kathy Joubert

- Barbara Saint Andre will come to Planning Board meeting to review scope of Planning Board as far as decision-making for site plan

Don Hewey

- Assuming applicant would still want to pursue that - do we have to verify that?

Kathy Joubert

- Barbara will be in contact with the attorney
- BOS meeting on October 22nd and then we'll go from there

APPROVAL OF MINUTES

October 2, 2007 minutes: Bob Rosenberg moved to approve the minutes as written, Don Hewey seconded the motion and the vote was unanimous to approve.

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Debbie Grampietro
Planning, Engineering & ZBA