



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 1/8/08

Planning Board Meeting Minutes December 3, 2007

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

Others Present: Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer; Dave Woodbury, Saint Gobain; Tom DelleCroce, New Apostolic Church; Mike Sullivan, Connorstone Engineering; Tom Reardon, Benoit-Reardon Architects; Rick Leif Hagen, Kristine Black

Chairman Rick Leif opened the meeting at 7:00 pm.

Continued Public Hearing for Special Permit per Groundwater Protection Overlay District and Site Plan Review for Saint Gobain at 9 Goddard Road

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

Dave Woodbury, representing Saint Gobain, was present. The board reviewed a draft decision for the site plan approval for Phase 1 and the master plan of the site. Kathy Joubert explained it includes a mitigation packaged worked out by both town staff and the Town Administrator as well as the applicant.

In reference to a question from the Board regarding the future extension of Boundary Street, Kathy explained Northborough has completed their share regarding the construction of the connection. Northborough was responsible was constructing Goddard Road and Marlborough is responsible for connecting Boundary Street to Goddard Road.

Dave Woodbury stated it is their desire to move forward with their construction project and they hope for a successful conclusion during the month of December. Saint Gobain will provide the mitigation funds by close of 2007.

Kathy stated there were no additional staff letters, however the Board did receive, by email and by hard copy at the meeting, a letter written by Kristine Black, 388 Hudson Street and signed by other residents in the area. Ms. Black explained her concerns as per her letter.

A resident who lives in the area stated she can't walk her dog, her kids can't walk on the side of the street, and they can hardly pull out of the street because of a the non-stop stream of traffic from 1-290 and the speed at which the traffic travels.

Jennifer An, 354 Hudson Street, stated as cars are turning onto Hudson Street from Solomon Pond Road they don't obey the speed signs. Police are posted on Hudson Street and she sees them handing out tickets. The posted speed is 30 mph, the police officer told her he tickets

people going 45 mph. She stated cars pass the school bus when the bus stops to pick up kids. Sometimes there are over 20 cars backed up and the bus situates itself in the middle of the intersection to block traffic, but someone always tries to pass the bus. Their neighborhood has become a cut-through for everyone to get to the office parks and Route 20.

Kristine Black stated she has called about speeding, when the street was resurfaced she called about adding sidewalks. She stated she is on the portion of Hudson Street between Boundary Street and Solomon Pond Road that does not have a sidewalk.

Kathy stated those particular houses on Hudson Street were not part of a subdivision and the Planning Board could not require a sidewalk.

Bob Rosenberg explained he, as a representative to the Central Massachusetts Regional Planning Commission (CMRPC), was at a meeting at which there was a discussion on how Route 146 and development on Route 9 are going to effect Worcester. The speaker, Jonathan Church, referred him to the Metropolitan Planning Commission (MAPC) and stated Northborough is on the fringe of both CMRPC and MAPC areas and perhaps they could push some communication between both of these commissions. Bob stated Saint Gobain did not make this traffic problem and has hardly contributed anything to the amount of traffic.

Dave Woodbury stated they have had conversations with the Marlborough's City Engineer. Saint Gobain is not against the connection of the road.

Rick Leif stated the Planning Board would have a long-term influence, but getting CMRPC and MAPC involved may help to get it going. All they can do is convey the conversation to DPW and the Police Department and recommend that whatever they can do, they should do. He stated the decision adequately addresses traffic mitigation from Saint Gobain.

Michelle Gillespie stated when Solomon Pond Mall was built, Hudson Street changed forever. She asked if there was any way the Town could use the mall mitigation funds to put in sidewalks on Hudson Street.

Kathy explained the Town works off of the DPW capital project plan. A lot of items on the list are driven by the Board of Selectmen (BOS). Sidewalks have been a never-ending discussion. Part of the problem is the river and that the Hudson Street doesn't have the width to accommodate the construction of sidewalks in many areas. DPW has built sidewalks on Hudson where they feel they are feasible and have done so without having to get property owners' permission. It's not the Planning Board that has control over the issue. It's the DPW and BOS that are the driving forces. She will provide the BOS and Town Administrator with Ms. Black's letter and will add to that what's happening with Hudson Street.

Michelle stated she would like to send a letter from the Planning Board to the Board of Selectmen and the DPW Director about this situation.

Rick suggested putting a discussion with CMRPC and MAPC on a future agenda.

Kathy stated the discussion with CMRPC and MAPC should be with the BOS. The Planning Board is not the place where this issue would get solved. They could start communications, but it really comes down to an issue between Northborough and Marlborough, however it is worth including in the letter to the BOS.

Bonnie Vallee, 413 Hudson Street, stated she lives in the house that the road would go through if it was connected and Marlborough led her to believe it would never happen. There is a traffic and speed issue and she has asked about putting up a 3-way Stop sign at Robin Hill Road, Boundary Street and Hudson Street. She was told Northborough couldn't do anything about it. With all the children on their street, she thinks sidewalks would be a short-term fix for the neighborhood.

Rick stated the only issue with the decision is the wording of condition #8 regarding an easement as opposed to a fee interest. The board will wait until Fred Litchfield, Town Engineer, comes to the meeting after the Conservation Commission meeting is finished.

Don Hewey moved to close the hearing, Michelle Gillespie seconded the motion and the vote was unanimous to close the hearing.

Michelle Gillespie moved to send a letter to the Board of Selectmen, DPW Director and Town Administrator regarding the Hudson Street issue in general, with Kristine Black's letter attached. Bob Rosenberg seconded the motion and the vote was unanimous.

Continued Discussion RE: Site Plan Review for New Apostolic Church at 66 East Main Street

Applicant:	National Organization of the New Apostolic Church of North America
Engineer:	Connorstone Engineering
Date Submitted:	October 26, 2007
Decision Due:	January 23, 2008

Tom DellaCroce, representing the New Apostolic Church, Mike Sullivan of Connorstone Engineer and Tom Reardon, Benoit-Reardon Architects, were present. The Planning Board reviewed the draft decision for this site plan and a letter from Mr. DellaCroce sent to Kathy Joubert and emailed to the board.

Mike Sullivan stated the biggest issue from the last meeting was the parking situation. To make sure all their parking can be accommodated on the site, they have reduced the size and capacity of the church from 125 parishioners to 80. In addition, they have moved the required handicapped parking space and added parking, which now totals 35 spaces. They have to stay out of a fire lane and will do valet parking. On opening day they would expect the greatest number of cars. If the space is available, they will park behind the Police Department, which would be the ideal place for overflow parking. Additional revisions include 400+ feet of site distance in both direction, revision of the handicapped parking, the fire lane marked to the end, snow storage shown and a water quality inlet has been added prior to the fore bay as an additional treatment. The Town Engineer, Fred Litchfield, wanted to be able to travel around the entire detention basin. They have designed it with access from two sides.

Kathy Joubert stated prior to reevaluating the size of the congregation by the church, she had talked with the DPW Director, Police Chief and Fire Chief about the potential parking conflict and how much the streets could accommodate. Even without the reduction in church membership, a conclusion was reached that the occasional times the church would have to use a public street or parking lot would be no different from number of churches and schools in the community that occasionally use public streets to park for special events. Also, the Fire Chief had talked about posting Memorial Drive as parking for residents only, but this is something only the Board of Selectmen can do. The Police Chief told her he appreciated the church purchasing and putting up No Parking signs, but he did not recommend anybody doing

that. Kathy Joubert stated she doesn't think there would ever be a time when this church would have to park on Memorial Drive and, if anything, they may occasionally use the municipal parking lot and East Main Street. They now have a smaller church and parking has been satisfactorily addressed. They have revised the plan to 35 spaces, and including valet parking, would be able to accommodate 50 - 55 vehicles on the site.

George Pember stated he had been very concerned about parking and was very pleased with the revisions the applicant has made.

Kathy stated they will need a copies of the revised site plan. Mr. Sullivan will provide those.

Michelle Gillespie stated she is still concerned about the use of the baseball field parking lot and suggested the board might want to put a condition in the decision saying it can't be used by the church.

Kathy stated the Planning Board doesn't have the ability to restrict use of a municipal parking lot. Only the Board of Selectmen does that. And given other churches in town use the public streets and that these parking areas near the baseball fields are not exclusively for baseball games, why should this church be restricted and other parties in town are not?

Rick stated he would feel comfortable approving the revised site plan as presented.

Don Hewey moved to approve the revised site plan dated December 3, 2007. George Pember seconded the motion and the vote was unanimous to approve.

Continued Discussion RE: Site Plan Review for Stop & Shop at 77 Main Street

Applicant: Stop & Shop Supermarket Company
Engineer: VHB Inc.

Attorney Chris Regnier, Goulston & Storrs, and Kevin O'Flaherty from Stop & Shop, were present.

Kathy Joubert stated they are working off the draft decision from the last meeting, dated November 20, 2007.

Rick proposed to concentrate on conditions relating to traffic mitigation, clearing, grading, earth removal and snow storage, including conditions #10 through #17 and #35 through #50. Kathy Joubert will make the changes to the draft decisions.

Barbara Saint Andre stated she felt the board made some good progress and covered major issues. She hoped the January 8th meeting to review the site plan is the last meeting. Kathy Joubert will send copies of the revised draft to the board.

Bob Rosenberg moved to continue the decision review to January 8, 2007 at 7:00 pm. Michelle Gillespie seconded the motion and the vote was unanimous to continue.

Old/New Business

Decision for 160 Otis Street Site Plan: After a review of the draft decision, George Pember moved to issue the site plan approval with conditions dated December 3, 2007. Michelle Gillespie seconded the motion and the vote was unanimous to issue the approval.

Decision for 9 & 10 Goddard Road Special Permit and Site Plan: After checking with Fred Litchfield, Town Engineer, regarding use of term "easement" per town counsel, Michelle Gillespie made motion, second by George Pember, to approve special permit and site plan. Unanimous vote.

Approval of Minutes

October 29, 2007 Special Joint Meeting with ZBA and BOS: Michelle Gillespie moved to approve the minutes as written, Bob Rosenberg seconded the motion and the vote was unanimous to approve.

October 29, 2007 Executive Session with ZBA and BOS: Michelle Gillespie moved to approve the minutes as written, Bob Rosenberg seconded the motion and the vote was unanimous to approve.

ZBA Applications: There were no ZBA applications to review at this time.

Zoning Subcommittee Update: Joint Meeting with Planning Board and Zoning Board of Appeals on December 11th @ 7:00pm

Next Planning Board Meeting: December 11th @ 6:30pm for Brigham Woods public hearing to consider modification to subdivision decision.

Respectfully submitted,

Debbie Grampietro
Planning Secretary