



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 1/19/10

Planning Board
Meeting Minutes
December 15, 2009

Members Present: Daniel Lewis, Leslie Harrison, George Pember, Michelle Gillespie

Others Present: Kathy Joubert, Town Planner; Attorney Robert Longden, Dr. Lyna Watson, Tom Blasko, Laura Ziton, Anthony Ziton, Mary Archibald, Alan Archibald, Janet Sandstrom, Kim Henderson-Lee

Acting Chairman George Pember opened the meeting at 7:00 pm.

**Continued Public Hearing for Special Permit Wireless Communications Facility @
55 Bearfoot Road**

Applicant: Massachusetts Electric Company/DBA
National Grid
Engineer: Aerial Spectrum, Inc.
Date Filed: July 7, 2009
Decision Due: 90 days from close of hearing

Mr. Pember read a letter submitted by Attorney Robert Longden on behalf of the applicant, National Grid, asking the Board to grant their request to withdraw their application without prejudice.

Ms. Joubert noted that Chairman Rick Leif, who was not present, had not been present at the meeting at which the hearing had been opened for this application and therefore could not vote on it.

Ms. Harrison moved to approve their request to withdraw their application without prejudice. Mr. Lewis seconded the motion and the vote was unanimously in favor of approving.

Ms. Gillespie moved to close the hearing, Ms. Harrison seconded the motion and the vote was unanimously in favor of closing the hearing.

Next ZBA meeting: An application for 1 Beeman Road for expansion of the parking lot and final site plans for The Shops 9@20 (aka The Loop), ZBA Case No. 05-30, were submitted for the January 26th ZBA meeting.

Ms. Joubert explained the original decision for The Shops 9@20 was issued in 2005 with a condition that the final site plan had to be reviewed and approved by the Zoning Board of Appeals. One issue staff has with the submitted final site plan is the

lack of landscaping. The original plan showed green space and a common area, not just a parking lot, which it is showing now. The applicant says the big box stores want the larger parking area and staff is saying they want more green space. Specifically, the parking area was designed with 400 spaces and now Wegman's grocery store wants 800 spaces. Staff is hoping to see more landscaping and they have told the applicant specifically what they want.

Mr. Lewis stated they will lose the character of the original site plan with the revised plan and probably won't even fill one-third of their parking lot. The stores don't truly need them all, but they ask because they can ask.

Ms. Joubert stated that's the discussion staff has been having with the applicant and staff hopes the ZBA will stay true to the original plan. She believes something in between the original plan and the latest plan will be approved. Kara Buzanoski, DPW Director, Fred Litchfield, Town Engineer and Nitsch Engineering are reviewing the final site plan.

Next Planning Board meeting: Applications for a modification of the Common Driveway Special Permit issued for 496 West Main Street and a proposed WCF at 265 Main Street were submitted for the next Planning Board meeting.

496 West Main Street: Ms. Joubert explained the application for the modification of the special permit common driveway at 496 West Main Street came about because there was a restriction on the deed that didn't allow the common driveway to be on the New England Forestry land that the applicant acquired through a land swap and which wasn't discovered until after the special permit for the common driveway was approved. The revised plan involves another lot so the special permit needs to be modified.

265 Main Street: The applicant is proposing to locate a Wireless Communication Facility on the property located at 265 Main Street. Originally the applicant's client had wanted to co-locate on the police station, but the town has not sent out a Request for Proposal for their roof-top installation yet and the applicant's client doesn't want to wait.

Citizens' Proposed WCF Bylaw Change: Ms. Joubert explained that when the WCF bylaw was being created, the regulation that a WCF be located a minimum of 1000 feet from a school had no reason behind it except that some people wanted to keep it away from a school. She suggests changing it to 500 feet. She noted warrant articles need to be submitted by January.

Birchwood Lot Releases: A Certificate of Completion/Lot Release was signed by the Planning Board that would release all 136 lots in the Birchwood Retirement Community from the Covenant. The Covenant is a legally binding contract that mirrors the decision and is recorded with the Worcester District Registry of Deeds. Years ago, when the development was completed and all requirements of the Covenant had been met, the Planning Board was supposed to release it as one lot, but

it was never done. Recently it showed up as a lien on one of the properties that was being sold, so the attorney involved requested a release for that particular lot.

Mr. Pember recused himself before the ANR plan for Cyrus Brook Estates was presented to the Planning Board.

ANR Plan for Cyrus Brook Estates: An ANR plan was signed by Ms. Gillespie for the Cyrus Brook Estates subdivision. Ms. Joubert explained the applicant had to acquire additional land because of a groundwater issue.

The meeting adjourned at 8:00 pm.

Respectfully submitted,

Debbie Grampietro
Planning Board Secretary