



# TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 6-18-09

## Planning Board Meeting Minutes May 5, 2009

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

**Others Present:** Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer

### **Discussion with Jim Venincasa RE: Completion of Assabet Farm subdivision road**

Ms. Joubert reported there had been no response to the Planning Board's April 23, 2009 letter, sent by certified mail on April 24<sup>th</sup>, from either James Venincasa or Michael Venincasa until a few hours prior to tonight's meeting. James Venincasa called earlier in the afternoon explaining that money was tight but he was expecting to sell some houses in another town, his money situation would improve, and he would be able to address the conditions of the April 23<sup>rd</sup> letter. He stated he would not be able to come to the meeting tonight, nor would his father, Michael Venincasa.

Ms. Joubert noted he has already defaulted on two of the three conditions of the letter in that he has not submitted a \$4000 check for the sidewalk fee on or before May 1, 2009 and he is not in attendance at this May 5<sup>th</sup> meeting.

Ms. Joubert stated the next step in the process of acquiring the subdivision bond would be for her to contact Town Counsel who in turn will contact the bonding agency.

Mr. Leif asked Mr. Litchfield what the time frame would be for completion and acceptance of the road once the bonding agency becomes involved.

Mr. Litchfield explained the bonding agency will have the right to hire a separate contractor to do the work without giving up the money. When the work is completed, by either a separate contractor or the town, the street would not be accepted until 2010 town meeting.

The board members agreed they have no reason to believe James Venincasa will ever comply with any conditions set forth by the board or make any attempt to finish the work required for completion of the subdivision roadway.

Ms. Gillespie motioned to authorize the Town Planner to continue with the process of acquiring the Assabet Farm Estates subdivision bond by contacting Town Counsel. Mr. Pember seconded the motion and the vote was unanimously in favor.

**Continued Public hearing to Consider Special Permit Common Driveway Application for James Vogel at 496 West Main Street**

Applicant: James Vogel  
Engineer: Quinn Engineering  
Date Filed: December 29, 2008  
Decision Due: 90 days from close of hearing

Ms. Joubert stated the Applicant has submitted a letter requesting the public hearing be continued to the May 19<sup>th</sup> meeting.

Mr. Rosenberg moved to grant the continuance of the public hearing to May 19, 2009 at 7:00 pm. Ms. Gillespie seconded the motion and the vote was unanimously in favor.

**Old/New Business**

**2009 Zoning Bylaw Update:** Ms. Joubert reported the Town Clerk is in the process of preparing paperwork to send to the Attorney General's office for all articles approved at Town Meeting.

**Next Meeting Date:** The next Planning Board meeting will be held on May 19, 2009.

**Adjournment:** The meeting adjourned at 8:00 pm.

Respectfully submitted,

Debbie Grampietro  
Planning Board Secretary