



# TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 3/7/12

February 21, 2012  
Planning Board Meeting Minutes

Board Members Present: Rick Leif, Chairman; George Pember, Leslie Harrison, Theresa Capobianco, Michelle Gillespie

Others Present: Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer; James Tetreault, Thompson-Liston Assoc.; David DeVries, Deborah Campbell, Linda Morin, Ron Ferraiuolo, Dipti Shah, Mary Foley

Meeting began at 7:00pm

Public Hearing for Proposed Two Lot Subdivision off of Johnson Avenue “Johnson Avenue Homes”

James Tetreault, engineer with Thompson-Liston Associates presented the definitive subdivision plan.

- 4 acre parcel with one existing house
- RC district
- Extend Johnson Ave by approximately 100’ to create one additional lot
- Propose hammerhead turn-around within cul-de-sac layout
- List of 9 waivers from the Subdivision Rules & Regulations submitted as part of application
- Johnson Avenue presently 18’ wide paved surface
- Existing fire hydrant located within 500’ of site. Hydrant was not shown on the plan

Review letter dated 02/21/12 received from the Fire Chief.

Discussion of Waiver Requests:

- 10-12-060 Impact Report ~ Board in favor of granting this waiver.
- 10-12-070C. Filing Fee ~ Board not in favor of granting this waiver.
- 10-20-030R. Contents – Key Sheet ~ Board in favor of granting this waiver.
- 10-20-030Y. Phase I Site Assessment ~ Board in favor of granting this waiver.
- 10-36-050B.3. Street Width ~ Board in favor of granting this waiver.
- 10-36-060 Sidewalks ~ Board in favor of granting this waiver and applicant agrees to contribute value of sidewalk to Town’s sidewalk account.
- 10-36-080 Open Space ~ Board in favor of granting this waiver.

- 10-40-010D. Estimate of Materials ~ Board not in favor of granting this waiver.
- 10-40-050B. Curbing ~ Board in favor of granting this waiver. Applicant may install cape cod berm instead of granite curbing.

Mr. Litchfield, Town Engineer requested/discussed:

- 10' wide level area around the detention basin. Plan currently shows a 5' area.
- Shop drawings for the sediment forebay.
- Widen the proposed roadway to 40' where existing Johnson Avenue meets new cul-de-sac.
- Remove trees in proposed right-of-way.
- Verify soil type around detention basin.

Board questions/comments:

Mr. Rick Leif had Mr. Tetreault and Mr. Litchfield verify ownership of cul-de-sac. Town will own the land.

Mr. George Pember questioned the maintenance of the private driveways. Mr. Tetreault verified the homeowners will be responsible for the snow removal on the individual driveways, not the town.

Questions/comments from residents:

Dave DeVries at 26 Omaha Drive requested his property line be defined during construction by placing stakes every 20'-25'. Also explained the existing culvert gets blocked with leaves and other debris. Mr. Tetreault explained culvert will be replaced and will accommodate all run-off in the area.

Ron Ferraiuolo at 7 Rooney Street discussed ponding of water that occurs in his front yard now. Mr. Litchfield explained that area will be field checked throughout construction of road. Berm shown on the plan may be removed once field checked.

Due to question raised by Fire Chief in his review letter about hydrant location, hearing is continued to March 6, 2011 at 7:15pm. Motion made by Mr. Pember and second by Ms. Harrison to continue the hearing.

Old/New Business

- Hearing for proposed zoning amendment is March 6, 2012
- Annual Town Meeting begins April 23, 2012
- CPTC Conference is March 17, 2011

Adjourned at 9:00pm

Submitted by,

Kathy Joubert, Town Planner