



# TOWN OF NORTHBOROUGH PLANNING DEPARTMENT

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Approved 09.03.13

June 18, 2013  
Planning Board Minutes

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

Others Present: Kathy Joubert, Town Planner; Fred Lonardo, Inspector of Buildings/Zoning Enforcement Officer; Jim Vogel, Paul Ayoub, Clay Smook, James Tetreault, Thompson-Liston Assoc. Inc.; Vito Colonna, Connorstone Engineering; Brian Smith, Amy White, John Fouracre, Brian Russell, Deb Blasko, Tom Blasko, Mark Calvanose, Susan LaDue

*Discussion RE: Zoning Board of Appeals Application for 9 Monroe Street*  
George Pember recused himself from this discussion.

Vito Colonna, engineer of the project from Connorstone Engineering, reviewed the application:

- Proposed 5700 square foot one-story building
- 23 parking spaces
- Town water and sewer
- Special permit per groundwater protection overlay district bylaw
- Special permit with site plan approval per zoning bylaw

Review letter to ZBA from Town Engineer and DPW Director requesting installation of drainage work in Monroe Street and sidewalk from West Main Street across frontage of 9 Monroe Street.

Planning Board agreed to send the following comments to the ZBA:

1. Given the proximity to the downtown area and to Assabet Park, we request the applicant to install a sidewalk within the Town's right-of-way from the intersection of West Main Street to the southerly edge of his frontage on 9 Monroe Street.
2. If the applicant has not completed his review work with the Design Review Committee, please continue the hearing in order for the ZBA decision to reflect the agreed upon site plan, building design, landscape plan, and lighting plan.

*Discussion RE: Zoning Board of Appeals Application for 61-65 West Main Street*  
George Pember came back into the meeting room and joined the Planning Board for the remainder of the meeting.

James Tetreault, engineer of the project from Thompson-Liston Associates Inc., Clay Smook, architect, and applicants Jim Vogel and Paul Ayoub reviewed the application:

- Building #1 is 22,000 square feet, two-story, mixed use
- Building #2 is 8800 square feet, one-story, commercial
- Town water and town sewer
  
- Special permits requested by applicant
  1. Section 7-03-050A(2) Special permit with site plan approval.
  2. Section 7-05-030 Table of Uses Table 1. Part B. Commercial and Industrial Districts - Special permit for horizontal mixed-use development.
  3. Section 7-05-030 Table of Uses Table 1. Part B. Commercial and Industrial Districts, Footnote 10 – Special permit to allow maximum gross floor area of 15,000 square feet for one individual retail establishment.
  4. Section 7-07-010D(3)(c)[3] Special permit per Groundwater Protection Overlay District for commercial development.
  5. Section 7-07-010D(3)(c)[6] Special permit per Groundwater Protection Overlay District for multifamily use.
- Variances requested by applicant
  1. Section 7-05-030 Table of Uses Table 1. Part B. Commercial and Industrial Districts, Footnote 10 – Variance for one individual retail establishment to be in excess of 15,000 square feet.
  2. Section 7-05-030 Table of Uses Table 1. Part B. Commercial and Industrial Districts, Footnote 9 – Variance to allow twenty multifamily units on a lot.
  3. Section 7-06-020 Table 2. Table of Density and Dimensional Regulations – Variance to allow front setback greater than 20 feet.
  4. Section 7-06-020 Table 2. Table of Density and Dimensional regulations – Variance for retaining wall setback.
  5. Section 7-09-030C(2)(a) Variance to allow parking in front of building.
  6. Section 7-09-040G(1)(a)[2][a] Variance to allow freestanding sign to exceed height limit.
  7. Section 7-09-040G(1)(a)[2][b] Variance to allow two wall signs for one tenant.
- Waivers requested by applicant
  1. 7-09-030C(1)(a) Waiver to increase width of access drive from 24 feet wide to 32 feet wide.
  2. Section 7-09-030C(2)(b) Waiver to decrease distance of required 8 feet from parking space to building wall.
  3. Section 7-09-030C(4)(a)[1] Waiver relating to 10 foot wide landscaped buffer strip around parking areas.
  4. Section 7-09-030E(7) Waiver relating to number of trees provided on-site.
  5. Section 7-09-020C(5)(a)[1] Waiver relating to landscaped buffer between business use and adjacent residential district. Waiver ability to approve a reduction in landscaped buffer width in Downtown Business District is given to Planning Board or applicable special permit granting authority if the proponent demonstrates an alternative landscaping plan will meet the intent of this section.

Review letter from the Town Engineer and DPW Director requesting installation of sidewalk across the frontage of 73-79 West Main Street.

Planning Board agreed to send the following comments to the ZBA:

1. Given the proximity of the site to the downtown area, we request the applicant to install a sidewalk within the State's right-of-way from the westerly edge of his property on West Main Street across the frontage of 73-79 West Main Street (Map 63 Parcel 11) and terminating at the westerly edge of that parcel.
2. The applicant has not completed his review work with the Design Review Committee, and on behalf of the Design Review Committee, please continue the hearing in order for the ZBA decision to reflect the agreed upon site plan, building design, landscape plan, and lighting plan.
3. The majority of the Board believes twenty units for this site is excessive and if any variance is granted to exceed the eight units allowed by special permit, some of the additional units should be made affordable to people earning 50% - 60% of the median income. When the new zoning bylaw was adopted in 2009, twelve units by special permit was the maximum allowed for the Downtown Business District. In 2012, a citizens' petition was presented and approved at town meeting to eliminate multifamily in the Business East District and in 2013, the Planning Board put forth an amendment, which was adopted, to limit the number of multifamily units to eight by special permit in the Downtown Business and Business West Districts. The reduction was prompted by concerns from residents regarding multifamily housing in Northborough. In light of these town meeting actions and continued concern from residents about multifamily housing, allowing twenty units at this site is not advisable. Four of the members support this position and one member states the applicant should be allowed to build the twenty residential units with the condition the units would be limited to one bedroom each.
4. If the project conforms to the recent zoning amendment of eight residential units, the Board is in agreement that this proposed development is an example of what the Planning Board is trying to promote with the mixed-use zoning adopted in 2009.

*Discussion RE: 2014 Potential Zoning Amendments*

- Temporary sign bylaw
  - Schedule September meeting and invite every business owner
  - Looking for input from Board of Selectmen
- Solar bylaw
- Alternative energy bylaw
- Medical marijuana bylaw
- Wireless Communication Facilities bylaw
  - Consultant David Maxson provided comments post 2013 Town Meeting
  - Board will wait at least one year before considering bringing any changes to town meeting. Review if any WCF applications are submitted in next few years.

*Election of Officers*

Motion made by Leslie Harrison and second by Michelle Gillespie to appoint Rick Leif as Chairman and George Pember as Vice-Chairman. Unanimously approved.

Meeting adjourned 9:45pm.