



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 09.03.13

August 13, 2013
Planning Board Minutes

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

Others Present: Kathy Joubert, Town Planner; James Vogel, Paul Ayoub

Meeting began at 7:00pm.

Old/New Business:

Bond release for Saint Gobain at 9 Goddard Road

- Phase I of the project has been complete
- \$12,000 bond in place for this project
- Review letter dated 07/23/13 from Town Engineer stating work has been done to his satisfaction and he recommends release of the bond

Motion made by Leslie Harrison, second by Theresa Capobianco, all in favor of releasing \$12,000 bond to Saint Gobain.

61-65 West Main Street discussion regarding variance requests for 17' sign and retail exceeding 15,000 square feet

- Planning Board prefers 12' tall sign as allowed by the Zoning Bylaw. Applicant is seeking variance from Zoning Board of Appeals to allow a 17' tall sign.
- Applicant is willing to consider a 12' sign.
- Four board members support, one opposed, a special permit to allow for one retailer not to exceed 8800 square feet in building #2.
- Four board members support, one opposed, a special permit to allow for one retailer not to exceed 15,000 square feet in building #1.
- Board does not support a variance request to allow one retailer to exceed 15,000 square feet in building #1.

Memo will be sent to the Zoning Board of Appeals stating these five points.

September 3, 2013 Planning Board Meeting to discuss Temporary Signs

- Town Planner will provide a brief history of temporary sign issues the town has experienced in the past; bylaw changes that were discussed last year but not taken to Town Meeting; and a review of the existing temporary sign bylaw.
- Rick Leif will respond to questions and comments from the audience.
- Michelle Gillespie would like Board to also address the Board of Selectmen's concerns regarding temporary signs for non-profit organizations.
- If questions or comments are raised regarding other sections of the sign bylaw, Board could look at phased approach to proposing changes to bylaw.

Meeting adjourned at 8:45pm.