



# TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 1/7/14

## November 19, 2013 Planning Board Minutes

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

Others Present: Kathy Joubert, Town Planner; Fred Lonardo, Inspector of Buildings/Zoning Enforcement Officer; Tom Racca, Christina Macaulay, Chuck Scott, Steve Scott, Nitin Sijah, Amy Poretsky, Brad Petrisian, Brian Belfer, Kevin O'Connell, Rick Colleron, John Fouracre, Michael Tascionie

### **Review of ZBA Application for Wicked Good Golf Academy at 275 Turnpike Road, Westborough MA**

Applicants Chuck Scott and Steve Scott presented plans for a golf learning & training facility for families proposed to replace the Indian Meadow Golf Course facility located in Northborough and Westborough.

- Phased development proposed
  - Phase I driving range for spring of 2014
  - Phase II par 3 golf course
- Based on concerns raised at meetings with the abutters and at the October 2013 meeting with the ZBA, the following items have been addressed by the applicant:
  - Driving range reoriented
  - Relocation of short game area
  - Reduced lighting. Proposed to be placed in bunkers with berms around the lights.
  - 25' light pole at one tee box, away from abutters
  - Escrow account to be set up with \$5000 for any damage to abutting property due to errant balls

Planning Board members had questions pertaining to lighting, fencing, hours of operation, skill level of clients, and potential difference in noise from existing use to proposed use.

Applicants provided following information:

- One light on pole at practice tee box. All other lights on driving range to be in bunkers
- Would prefer not to fence in area
- Par 3 course to be closed in winter and heated bays at driving range for winter use will aim towards par 3 course
- 60 bays will be created with approximately 1/3 of bays out of rotation in order to grow grass

- Practice facility 2 may not be able to be relocated due to location of wetlands
- Hours of operation for driving range will be approximately 9am to 2 hours after dark, summer hours until 10pm
- Hours of operation for course will remain as current hours of existing course, dawn to dusk
- Lights on heated bays to be shut off at 6pm
- No significant noise from tee boxes anticipated
- If approved by the ZBA, use cannot be automatically altered to include uses not approved by ZBA

Questions/Comments from Residents:

90 Indian Meadow Drive

- Impact of ground lighting?
- Parking lot lights?

91 Indian Meadow Drive

- Noise impact from people using tee boxes?

121 Indian Meadow Drive

- Proposed use is different than what is there today

99 Indian Meadow Drive

- House has never been hit by ball from existing course. Concerned with location of tee boxes and people now being able to hit house.

Rick Leif summarized Planning Board and residents' concerns and asked applicant to consider the following:

- Lighting, circulation of people will be different, and increased possibility of golf balls getting onto private property appear to be the main concerns
- Look at location of proposed driving range and par 3 and consider holes 1,2,7,8, and 9 should be new golf course area. Minimizes impacts of lighting on the abutters. This change would address 2 of the 3 concerns. Switch par-3 area with driving range area.

Planning Board discussed sending memo to ZBA. Leslie Harrison made motion that proposed use is substantially more detrimental than existing use, second by Michelle Gillespie. George Pember commented applicant needs to consider redesigning layout of use. Leslie Harrison made motion to withdraw her motion, second by Michelle Gillespie. All in favor.

Leslie Harrison made motion that proposed use is substantially more detrimental than existing use due to proposed lighting and impact on abutters, circulation of people on the property will be different, and due to location of tee boxes there is an increased possibility of golf balls hitting homes. Second by Michelle Gillespie, all in favor.

### **Continued Discussion RE: Amendments to Sign Bylaw**

Planning Board members are in agreement with revised draft based on November 5, 2013 meeting changes.

Draft will be sent to Board of Selectmen for their review with request for Planning Board to be scheduled for December Board of Selectmen agenda to review proposed amendments.

### **Continued Discussion RE: Solar Bylaw**

Request David Kane, MIS/GIS Director to map proposed setbacks for Planning Board review.

### **Continued Discussion RE: Medical Marijuana**

To be discussed at next meeting.

### **Next Board Meeting**

Next meeting is December 3<sup>rd</sup>.

Email board members with potential dates for second December meeting based on when board will be scheduled for Board of Selectmen meeting.

### **Old/New Business**

- January 14, 2014 joint meeting at 7pm with Conservation Commission at Senior Center to hear presentation from Lincoln Street School Building Committee RE: addition/renovation plans for Lincoln Street School
- Warrant articles due to Town Administrator by February 3, 2014 for 2014 Annual Town Meeting

Submitted by,  
Kathy Joubert  
Town Planner