



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 10/7/14

Planning Board Meeting Minutes September 17, 2014

Members Present: Theresa Capobianco, Chairman; George Pember, Leslie Harrison, Amy Poretsky, Michelle Gillespie

Others Present: Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer; Ziad Ramadan, Dave and Kathleen TEMPLAK; Kevin Giblin, Bob DiPietri, Paula Thompson, Vito Colonna

Chairman Capobianco opened the meeting at 7:00pm

Continued Public Hearings to Consider Amendment to Newton Street Scenic Road Decision Issued in April 2007 and to Consider 0 Newton Street Special Permit Common Driveway

Developer Ziad Ramadan explained he met with residents Claude Guerlain and Scott Karpuk, 320 Newton Street, regarding his request for easements and they were not in favor of granting the easements.

Ms. Joubert stated the Planning Board received a letter from Arden Gustafson, 41 Newton Street, indicating he will not grant an easement. She noted no easement is needed from David and Kathleen TEMPLAK, 331 Newton Street. She also informed those present that town staff walked Newton Street with engineer Vito Colonna of Connorstone Engineering, who is working with Mr. Ramadan.

Mr. Colonna presented revised plans, which show 4 locations on the road where the width has changed, which were widened based on the site walk with staff. The road will be reclaimed and the intent is to widen the road to 22-feet in width wherever possible within the existing right-of-way. The street will be 18-feet wide at the culvert on Cherlyn Drive; 22-feet wide up to the first culvert, and the culvert will be replaced; and then 20-feet wide because there will be no easements on the right side of the road. The curve cannot be lowered but will be 22-feet wide. Without easements, the curve cannot be lowered. The width at the top of the road around the corner will increase from 13 feet to 18 feet. The first vertical curve will be lowered. Nine poles will be moved. Approximately 20% of the road will be less than 22-feet wide. Mr. Colonna stated the road with the improvements proposed will be better than what exists today.

Ms. Gillespie asked if signs could be added at the two curves. Ms. Joubert stated she will check with the Department of Public Works (DPW).

Mr. Litchfield stated the DPW would like a consistent 22-foot width. The plan needs to be reviewed as staff has not had the opportunity to review the latest revisions.

Ms. Capobianco asked about traffic control measures; if they could install stop signs on Newton Street; and stated the board will need input from the DPW and the Town Engineer.

Ms. Gillespie motioned to continue the hearing to October 21, 2014 at 7pm. Ms. Harrison seconded the motion and the vote was unanimously in favor.

Mr. Temlak stated he is concerned that the hill near his house will not be lowered. Traffic and safety in that area is a great concern. He noted he will send photos to Ms. Joubert.

Mr. Pember suggested the Temlaks meet with the DPW at the site.

Mr. Colonna stated a retaining wall would delete access for Ms. Guerlain and Mr. Karpuk. If the road could be moved outside of the right of way, the hill could be lowered.

Review of ZBA application for 370 Southwest Cutoff

- Applicant: 920 LLC
- Engineer: Waterman Design Associates

Kevin Giblin, property owner; Bob DiPietri, developer; and Paula Thompson, Waterman Design, presented the project.

Ms. Thompson stated the site at 370 Southwest Cutoff is 19 acres in size and is part of the original Northborough Crossing development. The plan for the development includes 41,000 square-feet of retail space, two 6,300 square-foot restaurants, a 2,000 square-foot bank, a 3,400 square-foot medical clinic and 430 parking spaces.

The Applicant is seeking Variances for frontage; access not off the frontage road; retaining walls over 4-feet in height and within the setbacks; and 2 Pylon signs. Special Permits are also needed per the Major Commercial Development Overlay District (MCDOD) for more than 1 retail building on a lot; for more than 1 restaurant on a lot; and for a bank with drive-through service.

Ms. Capobianco stated the development is well-placed.

Ms. Poretzky asked if the design and materials used in the retaining walls will be similar to the existing walls, and the same for the existing and proposed landscaping. She notes

this area is the gateway to Northborough and the expansion of Northborough Crossing should match the original development.

Ms. Gillespie expressed concern about traffic and left-hand turns to go uphill into the Northborough Crossing shopping area. Ms. Thompson replied a traffic view is underway at this time.

Ms. Poretsky stated that pedestrians may cross from the baseball fields to the proposed new stores/restaurants and a pedestrian crossing signal may be needed on **Shops Way**. Currently the pedestrian crossing from the baseball fields, across Route 20, will be on the Starbucks/Burger King (**Northeast**) side and pedestrians may cross from the Burger King/Starbucks (**Northeast**) side to the new stores and restaurants.

Ms. Poretsky asked if the retail stores will be similar in architectural detail to the current Northborough Crossing. Mr. Giblin stated that it would be similar or even better.

Ms. Poretsky asked about the screening on the backside of the retail stores as clearing of that area was discussed and the buildings would be viewed from the ramp onto Route 9. Mr. Giblin stated that the tenant would be one with a tasteful building if viewed from all sides.

Ms. Capobianco asked if there will be pedestrian crossing signals.

Mr. Pember asked about water shedding onto the Route 9 West ramp. Ms. Thompson stated drainage improvements will be done.

Mr. Giblin stated an acceleration land is being discussed for the Route 9 West ramp.

Mr. Litchfield stated an acceleration land design is underway in Boston at MassDOT.

Ms. Thompson stated the site plan will be submitted in the next month to the ZBA.

Ms. Gillespie asked if the plantings will be drought-resistant, similar to the Natick Mall plantings.

301 Bartlett Street Special Permit Extension Request Scott Weiss, Gutierrez Company

Ms. Gillespie stated there needs to be additional street lighting on Bartlett Street. Mr. Weiss replied the applicants could install lighting on private property.

Mr. Litchfield stated the original Earth Removal Permit amount was \$66,000. The amount of the bond should be re-evaluated prior to the start of any site work and the town should be notified 60 days prior to the start of any site work.

Ms. Harrison motioned to approve the requested extension; Mr. Pember seconded the motion and the vote was unanimously in favor of extending the special permit and earth removal permit.

Old/New Business

ZBA Memo: Ms. Joubert will prepare a review letter for the ZBA from the Planning Board regarding the proposed project for 370 Southwest Cutoff.

Design Review Amendment for Town Meeting: Ms. Gillespie suggested the board consider working on an amendment to the zoning bylaw to require design review for commercial uses in the Industrial District. Ms. Capobianco stated members will be responsible for presenting articles at town meeting.

Approval of Minutes for August 19, 2014 and September 2, 2014:

Ms. Harrison motioned to approve the minutes of August 19, 2014, Mr. Pember seconded the motion and the vote was unanimously in favor of the motion.

Mr. Pember motioned to approve the minutes of September 2, 2014, Ms. Gillespie seconded the motion and the vote was unanimously in favor of the motion.

Next Meeting Dates: The Planning Board meeting dates are October 7th, October 21st and November 5th.

Submitted by,

Kathy Joubert, Town Planner