



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 6/21/16

May 11, 2016 Planning Board Minutes

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

Others Present: Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer; Peter Bemis, Mark Wambolt, Ziad Ramadan, Kathleen & Dave Temlak, Eugene Early, Judy Mills

Continued Scenic Road Public Hearing for 280 Newton Street

Peter Bemis, Engineering Design Consultants, introduced Mark Wambolt, developer who recently purchased the Gustafson's property at 280 Newton Street.

Mr. Bemis reviewed status of discussions with Mr. Ramadan regarding construction of roadway improvements:

- Roadway between stations 0+0 and 13+0 needs to be lowered by a foot
- Initial grade of Mr. Ramadan's common driveway will need to change from 5% to 5.4%
- Intent is to reclaim approximately 1300 feet of roadway per day
- Looking at July and August time frame for road construction
- Requesting board to consider 20' pavement width instead of 22' width
- Cost sharing formula for roadway work has been agreed to by the two parties with Mr. Wambolt paying 3/11ths of the cost and Mr. Ramadan paying 8/11ths of the cost.
- Mr. Ramadan agrees with Mr. Bemis's presentation of the facts

Board comments/questions:

Theresa Capobianco

- Roadway width of 22' was determined seven years ago
- Bond phases are by agreement between the Board and Mr. Ramadan per his scenic road decision

Leslie Harrison

- Shouldn't the cost sharing formula be based on 15 lots and not 11?

Comments/questions from public:

Dave Temlak, 331 Newton Street

- Without the hump near their house being removed, roadway improvements will increase speed of vehicles
- Shouldn't paving be continued to the Berlin town line?

Kathleen Temlak, 331 Newton Street

- Many potholes near the Berlin town line

Eugene Early, 400 Newton Street

- A wider road will cause people to speed
- Anticipate many accidents due to wider road
- Overall the road is in disrepair

Judy Mills, 22 Bellview Road, Berlin MA

- Would like to see Newton Street repaired to Berlin town line
- There is a sight distance issue in front of the Temlak' s house

Mark Wambolt (developer)

- Road should be more narrow. Speed of vehicles will increase if road is widened to 22'

Staff comments:

Fred Litchfield, Town Engineer

- Concurs with lowering the roadway by one foot makes for a better project
- Width should not be reduced to 20'. Several meetings with Mr. Ramadan and staff to arrive at roadway improvement plans meeting minimum town road standards which includes 22' paved width
- Regarding paving to Berlin town line, roadway improvements were agreed to be across frontage of last lot owned Mr. Ramadan at station 22+72, not to the town line

Ms. Harrison made motion to continue hearing to June 7, 2016 at 7:00pm; second by Mr. Pember; all in favor.

Old/New Business:

- 1 Lyman Street ZBA application reviewed by board. Board agreed to send letter to ZBA stating Planning Board is not in favor of granting a use variance for the proposed self-storage facility. Revised 2009 Zoning Bylaw included deletion of this use from the use table due to the number of self-storage facilities presently located in town. Zoning Subcommittee had several detailed discussions pertaining to this use and made recommendation to delete it from the Use Table.
- No meeting will be held on May 17th
- June 21st agenda will include Green Communities discussion

Meeting adjourned at 8:00pm.

Submitted by,
Kathy Joubert, Town Planner