



TOWN OF NORTHBRIDGE

PLANNING BOARD

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-2447

FAX: (508) 234-0821

May 16, 2019

Doreen A. Cedrone, Town Clerk
Town of Northbridge
7 Main Street, Whitinsville, MA 01588

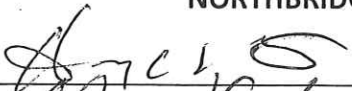
CERTIFICATE OF APPROVAL: SITE PLAN REVIEW - W. EDWARD BALMER ELEMENTARY SCHOOL

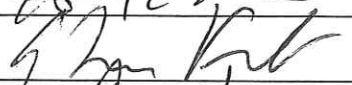
Title of Plan: W. Edward Balmer Elementary School
Owner/Applicant: Town of Northbridge/Dore & Whittier Architects, Inc.
Prepared By: Dore & Whittier Architects, Inc.
 Engineer: Nitsch Engineering
Dated: April 09, 2019 (& revised through May 14, 2019)
Property Location: 21 Crescent Street -Assessor Map 7 Parcels 138 & 141
Zoning District: Residential-Five (R5)


Dear Mrs. Cedrone:


Please be advised at its meeting of Tuesday, May 14, 2019 the Planning Board, upon motion duly made (H. Berkowitz) and seconded (A. Kafal) voted (5-0) to APPROVE WITH CONDITIONS the site development plan for the new W. Edward Balmer Elementary School. Conditions of Approval are listed on pages 2-5, attached hereto.

NORTHBRIDGE PLANNING BOARD – NORTHBRIDGE, MASSACHUSETTS









07.30.19
(Date)

Cc: Town Manager/BOS
 J. Sheehan, Building Inspector
 J. Walsh, Graves Engineering, Inc
 Conservation Commission
 Planning Board
 /File

J. Shuris, DPW Director
Chief D. White, NFD
Board of Health
DPW –Sewer Division
J. Luchini, Highway Superintendent

Applicant/Engineer
Chief W. Warchol, NPD
Building Department
Whitinsville Water Company
School Building Committee

CONDITIONS OF APPROVAL – W. EDWARD BALMER ELEMENTARY SCHOOL

In granting APPROVAL WITH CONDITIONS, the Planning Board has taken into consideration the standards for review set forth and described in the Town of Northbridge Zoning Chapter 173 §173-49.1 [Site plan review by Planning Board].

The Planning Board opened its site plan review (public meeting) for W. EDWARD BALMER ELEMENTARY SCHOOL on Tuesday, April 23, 2019 and concluded same on Tuesday, May 14, 2019.

- Pursuant to Section 173-49.1 B (2) [Application and review procedure], the Planning Board engaged the services of Graves Engineering, Inc. to perform engineering consulting services on its behalf. Reference is made to Community Planning & Development letter dated April 18, 2019 to Town Clerk.
- Reference is made to the following documents and correspondence received by the Planning Board from the Applicant/Engineer: Application for Site Plan Review dated April 09, 2019; Site Development Plan prepared by Dore & Whittier Architects, Inc. dated April 09, 2019 entitled “W. Edward Balmer Elementary School”; supplemental plan sheet(s) dated April 18, 2019; Stormwater Report prepared by Nitsch Engineering dated April 15, 2019; letter dated April 18, 2019 from Nitsch Engineering (revised stormwater report); Dore & Whittier Architects, Inc letter dated April 09, 2019; Certified List of Abutters dated April 09, 2019; copy of letter dated February 28, 2019 from Dore & Whittier Architects, Inc. to Building Inspector (Zoning Bylaw Analysis); copy of KP Law letter dated August 31, 2017 to the Northbridge School Building Committee (Affairs Article 97 -Land Disposition Policy); Proposed Parking Plan dated February 22, 2019; Proposed Event or Overflow Parking Plan dated February 22, 2019; Parking Analysis (Table 1) dated February 28, 2019; Parking Analysis (Table 2) dated February 28, 2019 (two sheets); site layout, DD Site & Landscape Design Plan and Building Elevation (Exterior 3D renderings); proposed project sign (brick monument-style w/LED); lighting specs; Transportation Impact Report prepared by Nitsch Engineering dated January 26, 2018; and copy of letter dated November 30, 2018 from Nitsch Engineering to Conservation Commission (filing of ANRAD).
- Reference is made to the following documents and correspondences received by the Planning Board: Review Report Form dated April 16, 2019; Site Plan Review Checklist prepared April 22, 2019; Community Planning & Development memorandum dated April 19, 2019 (site plan review); Conservation Commission initial questions/comments issued April 17, 2019; copy of letter dated April 24, 2019 from the Office of the Inspector of Buildings to Dore & Whittier Architects, Inc. (zoning bylaw parking & loading requirements); copy of letter correspondence dated April 23, 2019 from KP Law to Northbridge Inspector of Buildings (zoning bylaw parking & loading requirements); Whitinsville Water Company letter dated May 08, 2019; Conservation Commission (Agent) memorandum dated May 14, 2019; Board of Health memorandum dated May 14, 2019; Director of Public Works memorandum dated May 14, 2019; Graves Engineering, Inc. review/report dated May 07, 2019 (draft); and letter dated May 14, 2019 from the Fire Chief.
- Planning Board Site Development Plan approval shall be subject to the CONSERVATION COMMISSION ORDER OF CONDITIONS.

CONDITIONS OF APPROVAL:

1. Owner/Applicant shall comply with all applicable laws, bylaws, rules, regulations, and codes and obtain all the necessary permits and approvals; including but not limited to blasting, water/sewer, street excavation, and/or access to public-way (curb cut), if so required.
2. Planning Board Site Plan Approval shall be subject to recommendations identified by the NORTHBRIDGE SAFETY COMMITTEE (April 29, 2019).
3. Planning Board Site Plan Approval shall be subject to conditions, if any imposed by the NORTHBRIDGE CONSERVATION COMMISSION.
4. In making its decision to approve with conditions, the Planning Board reviewed proposed parking provisions and acknowledged that “educational use” may be subject to reasonable regulations. Reference is made to letter dated April 24, 2019 from the Office of the Inspector of Buildings to Dore & Whittier Architects, Inc. regarding zoning bylaw parking & loading requirements, where the Inspector of Buildings concluded the proposed parking provided was reasonable for the proposed new W. Edward Balmer Elementary School.
5. Any illumination, including security lighting shall be arranged so as to reflect away from abutting properties. Said lighting shall be directed in a manner to avoid glare and light trespass onto adjacent properties.
6. The two (2) project signs “W. Edward Balmer Elementary School” (monument-style w/internally lit LED) shall be setback from Crescent Street / site driveway and shall be arranged as to not conflict with sightlines of vehicles entering/existing the site.
7. Site driveway(s), parking aisles and vehicle access around the school building shall be a minimum of 24-feet wide as may be required by the Northbridge Fire Department.
8. Designated fire lanes, “no standing” and “no parking” signs shall be installed at locations as may be directed by the Fire Chief (Northbridge Fire Department).
9. Appropriate signage directing traffic during large school-sponsored gatherings & events shall be installed (overflow parking plan), as discussed with the Northbridge Safety Committee.
10. Owner/Applicant shall install 6-foot to 8-foot high commercial-grade white-vinyl privacy fencing along the northeasterly side of the site property; from Crescent Street (setback from road/sidewalk) through to the rear of the property, adjacent to the recreation field(s).
11. As part of the site development, Owner/Applicant has held several neighborhood meetings and met one on one with any interested property owners that abuts the eastern property line. The design team has noted concerns about runoff and groundwater and coordinated regarding cross property drainage. The retaining wall design incorporates surface and subsurface drains, as shown on the plans, to address these concerns.

12. Written confirmation from Applicant/Engineer shall be provided to the Planning Board confirming and certifying landscape plantings (proposed) are selections of appropriate native species (shade trees, shrubs, etc.). Reference is made to Northbridge's Best Development Practices Guidebook -Section 2 Landscape Design (December 2009).
13. It is the understanding of the Planning Board that the School Building Committee has expressed a willingness to continue to work with abutters along Mason Road in providing additional screening (landscaping) to the rear of individual properties. Such arrangements shall be finalized as part of the School Building Committee's ongoing discussions with abutters.
14. In accordance with requirements of the MSBA -Massachusetts School Building Authority the planned W. Edward Balmer Elementary School project shall undergo a full handicapped accessibility analysis.
15. PRIOR TO ENDORSEMENT the Site Development Plan shall be revised addressing the following:
 - a) Reference to this Planning Board Certificate of Approval;
 - b) Reference to Conservation Commission Order of Conditions;
 - c) Graves Engineering, Inc. review/report(s);
 - d) Revise/update landscaping plan sheet(s) as may be required; &
 - e) Other conditions noted herein.
16. Owner/Applicant shall coordinate Road Opening/Curb Cut Permits with the Department of Public Works –Highway Division (508-234-3581). Site Contactor shall work with the DEPARTMENT OF PUBLIC WORKS to ensure that water/sewer services are installed properly.
17. Owner/Applicant shall coordinate installation of the water service(s) with the Whitinsville Water Company (508-234-7358). Owner/Applicant shall coordinate installation of sewer service(s) with the Department of Public Works –Sewer Division (508-234-2154); materials to be used shall be sized and installed to the specifications of the Sewer Department.
18. Erosion control measures to prevent siltation into wetlands, neighboring properties and roadways during construction shall be implemented. The Erosion Control plan and documentation submitted shall be implemented and followed during construction. During construction, if these plans are found to be inadequate by the Planning Board or its designee, a new erosion control plan shall be submitted to the Board for review and approval. In the event erosion and sedimentation problems arise during construction, the Planning Board may require that all work cease until measures necessary to ensure prevention are implemented.
19. Prior to ISSUANCE OF BUILDING PERMIT, outstanding invoices, if any for services rendered by Graves Engineering, Inc shall be satisfied.
20. Prior to ISSUANCE OF A BUILDING PERMIT, the Applicant/Engineer shall submit the following to the Planning Board: five (5) complete prints of the endorsed Site Development Plan, two (2) fifty-percent (50%) reduced prints and one (1) electronic copy.

21. Prior to ISSUANCE OF A CERTIFICATE OF OCCUPANCY, all conditions of approval noted herein shall be satisfied. Project Engineer shall provide the Planning Board and BUILDING INSPECTOR with a letter describing status of site improvements. The Project Engineer shall provide the Planning Board written certification/verification that drainage system has been constructed as approved and working as designed. Said documentation shall be in the form of a letter signed/stamped by a Professional Engineer certifying and demonstrating that the drainage system has been constructed as approved and working as designed. Copy of same shall be provided to the Building Inspector, Department of Public Works and Conservation Commission.
22. In order to secure the completion of landscaping shown on the approved plan, the Owner/Applicant may post a PERFORMANCE BOND in an amount to be reasonably determined by the Planning Board. Such bond shall be posted with the Town Treasurer and shall be released upon certification by the Planning Board that all required landscaping improvements associated with this Certificate of Approval have been satisfied. In the event any landscaping does not survive the Owner/Applicant shall be responsible for its replacement; within 60-days of notice from the Planning Board, unless not feasible or practical due to weather conditions. Failure to comply with this requirement shall result in a violation of this Certificate of Approval.
23. A copy of this Certificate of Approval endorsed Site Development Plan and Conservation Commission Orders of Conditions, if any shall be maintained onsite during construction. The Planning Board and its designee(s) shall be permitted to access the project site for the duration of the project.
24. Changes to the site development either prior to or during construction shall be administered through the Planning Board in accordance with Section 173-49.1 H of the Zoning Bylaw. Any amendments to this CERTIFICATE OF APPROVAL shall require a written description of the proposed modifications submitted to the Planning Board for review/approval. A significant alteration deemed by the Planning Board shall require the filing of a new site plan review.
25. Violation of any condition(s) noted herein or failure to comply with this site plan development approval shall subject the Owner/Applicant to zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A and as otherwise provided in the Northbridge bylaws.
26. Pursuant to Section 173-49.1 I (2) of the Northbridge Zoning Bylaw this site plan approval shall lapse in one (1) year, if a substantial use thereof has not commenced, except to good cause, which shall not include such time required to pursue or await the determination of an appeal.

WAIVER:

Based on its finding, the Planning Board WAIVED the Development Impact Assessment; Section 173-49.1 E (2) of the Northbridge Zoning By-Laws. As provided for in Section 173-49.1 E (3) of the Northbridge Zoning By-Law the Planning Board may waive any requirements if it believes that the requirement is not necessary based upon the size and scope of the project.