LONG-TERM OPERATION & MAINTENANCE PLAN

FOR

"FOX HOLLOW" RESIDENTIAL SUBDIVISION

LOCATED AT

234 TESSIER LANE &
FOWLER ROAD
NORTHBRIDGE, MA

NOVEMBER 17, 2027

Applicant:
Eastland Partners, Inc.
997 Millbury Street
Worcester, MA 01607

Prepared By:

TURNING POINT ENGINEERING
CIVIL SITE DESIGN

P.O. BOX 757
SUTTON, MA 01590

Long Term Pollution Prevention and Stormwater System Operation and Maintenance Plan

TABLE OF CONTENTS

Preface:

The goal of this manual is to improve water quality by initiating performance standards for the operation and maintenance of stormwater management structures, facilities, and recognized practices. The stormwater performance standards are set up to meet the statutory and regulatory authorities of the Department of Environmental Protection, including the Wetland Protection Act, surface water discharge permits under the Clean Waters Act, the 401 certification program for fill in wetlands, and the 401 certification of federal permits based on the water quality standards.

The local Conservation Commission and the Department of Environmental Protection are responsible for ensuring the protection of wetlands through the issuance of permits for activities in flood plains and in or near wetlands, as per the Wetlands Protection Act, MGL c.131 s. 40. Proposed work within a resource area or a one hundred (100') foot buffer zone requires an order of conditions.

Resource areas include freshwater and coastal wetlands, banks, beaches, and dunes bordering on estuaries, streams, riverfront, ponds, lakes, or the ocean; lands under any of these bodies of water; land subject to tidal action, coastal storm flowage, or flooding.

The discharge of pollutants to water of the Commonwealth without a permit is prohibited under the state Clean Waters Act, MGL c. 21, ss 26-53. Stormwater discharges are subject to regulations when two criteria are met under 314 CMR 3.04(2). First, there must be "conveyance or system of conveyances (including pipes, ditches, and channels) primarily used for collecting and conveying stormwater runoff." 314 CMR 3.04(2)(a). Second, the stormwater runoff must be "contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, or oil and grease," or, be designated on a case-by-case basis. Such designations must be made when the "stormwater discharge" is subject to effluent or toxic pollutant limitations, is located in an industrial plant area, or may be a significant contributor of pollutants to waters of the Commonwealth. Any activity resulting in a discharge to waters of the United States must comply with Section 401 of the Federal Clean Water Act and comply with state water quality standards. All stormwater discharges must be set back from the receiving waters or wetlands and best management practices (BMP) must be implemented. A permit is required for any stormwater discharge to an Outstanding Resource Water (ORW) which meets the regulatory definition in 314 CMR 3.04(2). Outstanding Resource Waters are defined under Surface Water Quality Standards 314 CMR 4.06 and include public surface water supplies, coastal and some inland Areas of Critical Environmental Concern (ACECs), and certified vernal pools.

This manual is set up to explain how to operate and maintain Best Management Practices that control erosion and minimize delivery of sediment and other pollutants to surrounding water and air.

Chapter 1	is an introduction to the site and describes the Best Management Practices used on this site.
Chapter 2	outlines the inspection and maintenance schedules for the site.
Chapter 3	outlines the operation and function of the Best Management Practices.
Chapter 4	describes how and when the Best Management Practices should be inspected and how frequently they must be maintained and cleaned.

1. Project Description

The subject property is located at 234 Tessier Lane and Fowler Road, is shown in the Northbridge, Assessor's records as Map 21, parcels 135, 139 and 181, and is situated in the R2 and R3 Residential zoning districts (the "Site"). The Site is a 77.19-acre housing one unoccupied (vacant) residential building with the remaining parts being undeveloped with varying moderate to steep topography and mixtures of hardwood and evergreen trees

Eastland proposes to construct a 62 lot multi-family (duplex) subdivision with 124 residences with associated earthwork, roadways, utilities, landscaping, and stormwater management facilities. Fox Hollow would permanently alter approximately 45.80 acres of land, which represents 60.3% of the project site. Approximately 38.35 acres is proposed to be dedicated open space (subject to easements) which is 49.7% of the overall property area.

All stormwater runoff will be collected and conveyed to BMPs in accordance with MassDEP Stormwater Management Standards. Detailed plans for erosion controls, methods to provide stabilization during construction, and long-term pollution prevention procedures are provided within the enclosed plan set and stormwater management report. The project will be subject to a Construction General Permit in accordance with the U.S. EPA NPDES program.

The stormwater analysis was performed using rainfall data published by NOAA Atlas 14. The 24-hour rainfall data used for the 2-year (3.32"), 10-year (5.13"), 25-year (6.27"), and the 100-year (8.02") storm events exceed the 24-hour rainfall requirements in the MassDEP Stormwater Policy.

To control erosion and minimize delivery of sediment and other pollutants into the atmosphere and adjacent wetlands, Best Management Practices (BMP's) have been provided within the site's stormwater management system. These practices include but are not limited to:

- Deep Sump Catch Basin;
- Water Quality Unit
- Swales
- Forebays
- Infiltration Basins;

This manual is designed to help responsible parties become aware of urban non-point pollution problems and to provide detailed information about operating and maintaining stormwater management practices. The success of the Best Management Practices is dependent on their continued operations and maintenance.

2. Maintenance Requirements

- Owner
  The owner(s) of the BMP's shall be the person, persons, trust, corporation, etc., or their successors who have title to the land, and/or easement rights on which the BMP is located. It is anticipated that all BMP's will be owned and maintained by Eastland Partners, Inc.

- Operation and Maintenance Responsibilities

  - The party or parties responsible for the funding, operation and maintenance of the BMP's shall be the OWNER or their designees.
  - BMP's each have specific maintenance requirements to ensure long-term effectiveness. These stormwater management systems will be operated, inspected and maintained on a regular basis by a qualified professional with expertise in inspecting drainage system components. All of the stormwater BMP's shall be kept in good working order at all times.
  - A maintenance agreement providing for the funding, operation and maintenance of all the stormwater management BMP's shall be provided.

- Source of Funding for Operation and Maintenance
  - The party or parties responsible for the funding, operation and maintenance of the BMP's shall be the OWNER or their designees.
  - A maintenance agreement providing for the funding, operation and maintenance of all the stormwater management BMP's shall be provided.
  - Approximate estimated annual maintenance costs for the site are:
    - Deep sump hooded catch basins - $300 / structure
    - Manhole, Swales and connecting pipes - $25 / structure
    - Infiltration Basins - $750/basin

- Schedule for Inspection and Maintenance:
  - BMP's each have specific maintenance requirements to ensure long-term effectiveness. These stormwater management systems will be operated, inspected and maintained on a regular basis in accordance with this manual. All of the stormwater BMP's shall be kept in good working order at all times.
  - As a minimum, the owner shall follow the general guidelines outlined herein for the BMP's provided on this site.
  - An Operation and Maintenance log must be maintained for the last three years, outlining inspections, repairs, replacement and disposal for each Best Management Practice (BMP). In the case of disposal, the log shall indicate the type and material and the disposal location. This rolling log shall be made available to the Mass DEP and/or the Northbridge Conservation Commission upon request. **A copy of the prior six (6) months shall be mailed to the Northbridge Planning Board every six (6) months starting the first January after full occupancy is granted.** The log attached to this O&M plan shall be the log used for inspections.
  - If not otherwise required by the manufacturer's recommendations, there shall be a minimum of an annual inspection with a report made available to the Town upon request.

3. Operation of Best Management Practices

Deep Sump Catch Basin

Is an underground concrete structure which is designed to retain removed trash, debris and coarse sediment from stormwater runoff and serve as temporary spill containment devices for floatables such as oil and greases prior to discharge into a storm sewer pipe. The functions of a deep sump hooded catch basin include:

- A grate and/or vertical notch found in the curbing, that allows stormwater to enter the structure while filtering out larger objects such as trash and leaves;
- A four-foot (minimum) sump below the invert of the storm sewer pipe provides an area for detention time which allows sands and other sediments to settle out of the runoff prior to discharge.

Swales

Drainage channels are traditional vegetated open channels that are designed to provide for non-erosive conveyance. They receive no infiltration or TSS removal credit (Standards 3 and 4).

- Provides Stormwater Conveyance
- Accents Natural landscape

Forebays

A sediment forebay is a post-construction practice consisting of an excavated pit, bermed area, or cast structure combine with a weir, designed to slow incoming stormwater runoff and facilitating the gravity separation of suspended solids. This practice is different from a sediment trap used as a construction period B M P

- Provides pretreatment of runoff before delivery to other BMPs.
- Slows velocities of incoming stormwater

Infiltration Basins

Are stormwater runoff impoundments that are constructed over permeable soils which allow for the recharge of treated runoff into the groundwater. The functions of an infiltration basin include:

- Provide groundwater recharge;
- Reduce local flooding;
- Preserve the natural water balance of the site.

4. Inspection and Maintenance of Best Management Practices

Snow shall not be stockpiled in wetland areas or any of the Best Management Practice areas. Every effort shall be made to plow snow so when it melts, the runoff will be toward a best management practice which provides treatment.

Deep Sump Catch Basins and Manholes

At a minimum, deep sump hooded catch basin and manhole inlets shall be inspected four times per year. Inlet inspection should be conducted at the end of the foliage and snow removal seasons. Each structure should be cleaned whenever the depth of sediment deposits is greater than or equal to one half the depth of the sump from the bottom of the structure to the bottom of the lowest pipe invert. Structures shall be inspected for a buildup of sediments, oils and debris,

cracks, breaks, or deformations. Any function of the catch basin or manhole structure that is not in working order will be replaced with similar materials, as per the details. The catch basins and manhole sumps will be cleaned by means of hand held shovels, scallop shovel and/or vactor trucks. The grate opening shall be clear of any foreign or lodged object. Sands and salts used in the winter will be removed from the catch basin sumps in the early spring. Leaves, pine needles, and branches brought down by autumn winds, rain, and cold weather will be removed from the catch basins sumps in the late fall.

Collected sediment and debris will be properly disposed of per local, state and federal requirements. Any sediment and debris removed from a catch basin deemed to be contaminated must be evaluated in accordance with the Hazardous Waste Regulations, 310 CMR 30.000, and handled as hazardous waste.

Stormwater Basins and Forebays (including drawdown devices, flared end sections and rip-rap aprons)

At a minimum shall be inspected after every major storm event (1-inch of rain or greater) for the first six (6) months, then in the spring and fall of every year, thereafter. Note how long water remains standing in basin after a storm; standing water within the basin >72 hours after storm events suggests potential clogging and should be immediately addressed. Also, check for signs of differential settlement, cracking, erosion, leakage in embankments, tree growth in embankments, condition of riprap aprons, sediment accumulation and the health of the turf. If necessary, the drawdown device in each stormwater basin shall be utilized to conduct the required maintenance. At a minimum, inspect drawdown devices, flared end sections and rip-rap aprons associated with the stormwater basins at least twice a year. Inspect the drawdown device for sediment collection, erosion, and overall operation. Inspect the flared end sections for condition of the riprap stone, signs of erosion, integrity and joint connection with the drawdown device pipe, and vegetative growth. Riprap outfalls should be checked after every major storm event (1-inch of rain or greater) for displaced stones, slumping, and erosion at edges, especially downstream or downslope. If the riprap has been damaged, it should be repaired immediately before further damage can take place.

Stormwater basins shall be mowed a minimum of twice per year. Grass clippings and accumulated organic matter should be removed to a non-sensitive area. Repairs and reseeding should be done as required. Sediment and debris should be removed manually when stormwater basin is thoroughly dry, a minimum of once per year or when the sediment level reaches a depth of 3".

At a minimum, inspect and clean the Forebay and pretreatment devices associated with the stormwater basins at least once a year.

5. Temporary Erosion & Sediment Control Best Management Practices

Temporary Sediment Traps

Are temporary erosion control measures to be placed during construction to prevent sediment and erosion from stormwater runoff. Each sediment trap shall have a maximum drainage area of 5 acres and should be used in conjunction with diversion swales and/or channels. The temporary traps shall be placed at the low areas of the site but not within the final permanent location of the detention basins.

Maintenance:

1) Temporary sediment traps shall be readily accessible for periodic maintenance and sediment removal.
2) A stake shall be set to at one-half (½) of the design depth of the temporary sediment trap. Sediment shall be removed when sediment accumulates to this level.
3) Temporary sediment traps shall be inspected after every storm event. Any erosion or scouring shall be repaired immediately.
4) Inspect spillway and clean or replace spillway gravel facing if clogged or damaged.
5) Inspect riprap areas and replace any displaced stones in the spillway.
6) Inspect vegetation for stabilization; reseed and remulch if necessary.
7) Check spillway depth periodically to ensure minimum of 1.5 ft depth from lowest point of the settled embankment to the highest point of the spillway crest. Fill any low areas of the embankment to maintain design elevation.
8) After all sediment-producing areas have been stabilized, inspected and approved, remove the temporary sediment trap structure and all sediment. The site shall be graded to blend in with adjoining areas and stabilized immediately.

Erosion Control Barriers/Stabilization

In addition to the silt fence/straw wattle at the limit of work area at the perimeter of the project site, intermediate erosion control barriers shall be placed as necessary during construction. The site shall remain stabilized to the maximum extent practicable during construction. In addition to the erosion controls barriers and temporary sediment traps, the site should be stabilized as quickly as possible with temporary and permanent seed mixtures to avoid having large, disturbed areas.

General Site

In addition to providing ongoing maintenance of the stormwater management system, the overall site in general shall be kept free of debris and trash that would negatively impact the stormwater management system.

Best Management Practices (BMP) Inspection Log

General Information			
Project Name	FOX HOLLOW		
Location	234 TESSIER LANE AND FOWLER ROAD – NORTHBRIDGE MA		
Date of Inspection		**Start/End Time**	
Inspector's Name(s)			
Inspector's Title(s)			
Inspector's Contact Information			
Inspector's Qualifications			
Type of Inspection: ❑ Regular ❑ Emergency			
Weather Information			
Weather at time of this inspection? ❑ Clear ❑Cloudy ❑ Rain ❑ Sleet ❑ Fog ❑ Snowing ❑ High Winds ❑ Other: Temperature:			
Are there any discharges at the time of inspection? ❑Yes ❑No **If yes, describe:**			

Site-specific BMPs

- *The structural BMPs are identified on the BEST MANAGEMENT PRACTICES MAP included within the LONG-TERM OPERATION & MAINTENANCE PLAN. Carry a copy of the MAP with you during your inspections. This list will ensure that you are inspecting all required BMPs at your site.*
- *Describe corrective actions initiated, date completed, and note the person that completed the work in the Corrective Action Log.*

	BMP/activity	Maintenance Required?	Corrective Action Needed and Notes
1	Deep sump catch basins # of structures on site: 13	❑Yes ❑No Clean 1X per year or when debris is half the depth from the bottom of the structure to the lowest pipe	
2	Sediment Forebays and rip rap aprons	❑Yes ❑No Clean 1X per year minimum or when sediment accumulation exceeds 12". Use attached Hydroworks inspection sheet	
3	Infiltration Basin # of structures on site: 1	❑Yes ❑No Mow 2X per year. Remove sediment and debris 1X per year or when sediment depth is 3" or more or when water takes longer than 72 hours to infiltrate.	
3	Water Quality Unit 1	❑Yes ❑No Per manufactures Recommendation. Once per year at a minimum.	

Overall Site Issues

Below are some general site issues that should be assessed during inspections. Customize this list as needed for conditions at your site.

	BMP/activity	Maintenance Required?	Corrective Action Needed and Notes
1	Are discharge points and receiving waters free of any sediment deposits?	❑Yes ❑No	
2	Are storm drain inlets properly working?	❑Yes ❑No	
3	Is trash/litter from site areas collected and placed in covered dumpsters?	❑Yes ❑No	
4	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	❑Yes ❑No	
5	Are materials that are potential stormwater contaminants stored inside or under cover?	❑Yes ❑No	
6	Are non-stormwater discharges (e.g., wash water, dewatering) properly controlled?	❑Yes ❑No	
7	(Other)		

Non-Compliance

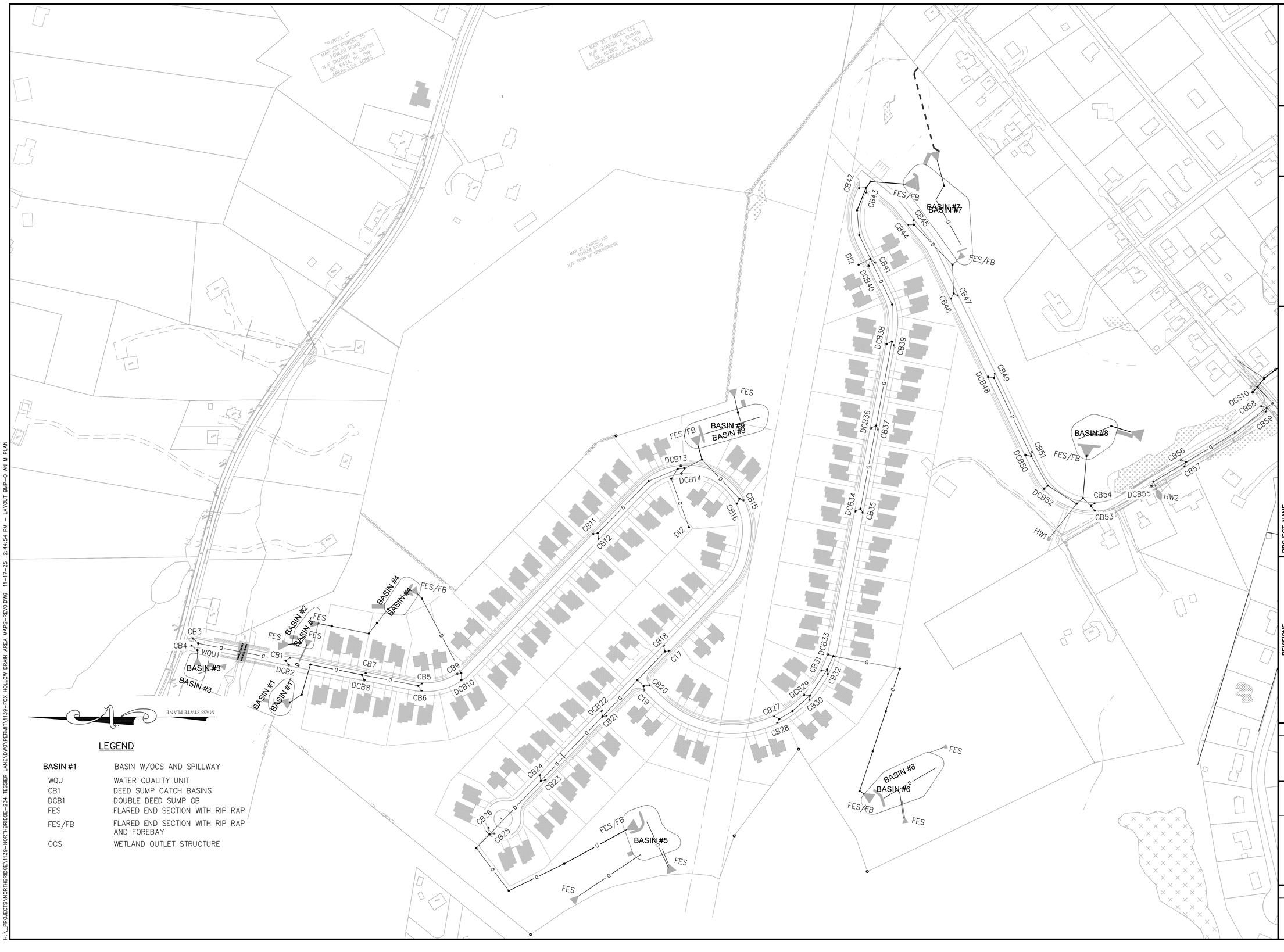
Describe any incidents of non-compliance not described above:

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name and title: _____

Signature:_____ Date:_____



LEGEND

BASIN #1	BASIN W/OCS AND SPILLWAY
WQU	WATER QUALITY UNIT
CB1	DEED SUMP CATCH BASINS
DCB1	DOUBLE DEED SUMP CB
FES	FLARED END SECTION WITH RIP RAP
FES/FB	FLARED END SECTION WITH RIP RAP AND FOREBAY
OCS	WETLAND OUTLET STRUCTURE

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 757 • Sutton, MA 01590
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

APPROVAL UNDER SUBDIVISION CONTROL LAW
NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

FOX HOLLOW

DEFINITIVE SUBDIVIONS

#0 ASHWORTH DRIVE & #191 SOUTHBRIDGE ROAD
ASSESSOR'S MAP 3 LOT A05 AND MAP 6 LOT A01
OXFORD, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
997 Millbury Street
Worcester, MA 01607

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO.	TPE-1001D
DESIGNED BY	JAB, TRB
CHECKED BY	JAB
DATE	NOVEMBER 17, 2025
CAD FILE	H:\PERMIT\1139-DRAINAGE MAP

GRAPHIC SCALE

120 0 60 120 240
(IN FEET)
1 inch = 120 feet

SHEET TITLE

BEST MANAGEMENT MAP

SHEET NO.

BMP MAP

H:_PROJECTS\NORTHBRIDGE\1139-NORTHBRIDGE-234 TESSIER LANE\DWG\PERMIT\1139-FOX HOLLOW DRAIN AREA MAPS-REVO.DWG 11-17-25 2:44:54 PM - LAYOUT BMP-O AN M PLAN

Designer and Reviewer Checklist - Site Planning

This checklist is provided to expedite the development review process, to assure that Town of Northbridge goals and strategies for site planning are achieved through best development practices.

Northbridge Site Plan Goals

- Protect the environment
- Preserve the Town's character and quality of place
- Protect and enhance existing growth patterns
- Maintain the social and economic diversity of the community
- Protect the Town's historic, cultural, and natural resources

Northbridge Site Planning Strategies

- Maximize consistency of the development with the regional, community and site context
- Minimize site disturbance
- Preserve important site resources including steep and erosion-prone soils
- Promote energy efficiency, walkability and cohesive neighborhoods

Best Development Practices	Incorporated into Project?
Data Collection / Analysis	
▪ Has the locational context (regional, community and site) been considered?	☒
▪ Have natural resources, cultural factors, and man-made features been mapped?	☒
▪ Has a program been developed with the following objectives:	
○ Protect valuable site features?	☒
○ Reduce development footprint?	☒
○ Provide pedestrian and bike paths to encourage active, healthy lifestyles?	☒
Site Design	
▪ Has a site analysis plan been completed?	☒
▪ Have potential conservation areas been identified?	☒
▪ Have buildings been located to meet program development objectives?	☒
▪ Does project provide safe vehicular, pedestrian, and bicycle transportation patterns?	☒
▪ Has a conceptual development plan been prepared?	☒
Additional Design Considerations	
▪ Have requirements of the local Board of Health, Department of Public Works, and Conservation Commission been met, as warranted?	☒

Designer and Reviewer Checklist - Landscape Design

This checklist is provided to expedite the development review process, to assure that Town of Northbridge goals and strategies for site planning are achieved through best development practices.

Northbridge Landscaping Goals

- Enhance the visual impact of the use upon the lot and adjacent property
- Retain existing landscaping where appropriate
- Minimize the impact of the property use on land and water resources
- Remove invasive vegetation from site to reduce impacts in the community and replace with native vegetation

Northbridge Landscape Design Strategies

- Minimize disturbance of existing site vegetation
- Utilize native plant material with low water demand
- Utilize plantings for energy conservation
- Avoid invasive species
- Implement effective and efficient watering practices
- Minimize disturbance of existing non-invasive vegetation

Best Development Practices	Incorporated into Project?
▪ Does project preserve existing vegetation to the maximum extent possible?	☒
▪ Have measures been taken to preserve soil permeability during development?	☒
▪ Is stormwater retained and recharged onsite? (see Section 3)	☒
▪ Has the use of turfgrass been minimized in landscaping?	☒
▪ Have efficient watering practices been utilized?	☒
▪ Is mulch used to retain moisture?	☒
▪ Has landscaping been used to conserve energy?	☐
▪ Have native species appropriate to the microclimate been specified?	☒
▪ Have known invasive species been removed?	☐

Designer and Reviewer Checklist - Stormwater Management

This checklist is provided to expedite the development review process, to assure that Town of Northbridge goals and strategies for stormwater management are achieved through best development practices. Town inspectors will also utilize the Operations and Maintenance plan, filed with the Town, to assure that engineered stormwater management techniques are maintained in working order.

Northbridge Stormwater Management Goals

- Protect water and aquatic resources
- Promote groundwater recharge to protect surface and groundwater drinking supplies
- Maximize groundwater recharge to retain a viable local groundwater supply
- Reduce flooding, stream bank erosion, siltation, nonpoint source pollution, property damage
- Maintain the integrity of stream channels and aquatic habitats

Northbridge Stormwater Management Strategies

- Encourage and promote the use of Low Impact Development (LID) techniques wherever feasible
- Permit conventional collection, conveyance, and end of pipe treatment of stormwater only where LID techniques are not possible

Best Development Practices	Incorporated into Project?
▪ Have Hydrologic Soil Groups been identified?	☒
▪ Does site have constraints to selection of LID techniques such as ledge, steep slopes or lack of receiving waters?	☒
▪ Is the site suitable for LID practices?	
○ Sediment Forebays (cost effective)	☒
○ Vegetated Filter Strips (ideal for residential use, small parking lots, and roads)	☐
○ Bioretention and Raingardens (can be used on small lots with space constraints)	☐
○ Constructed Stormwater Wetlands (provide high pollutant removal)	☐

Designer and Reviewer Checklist - Erosion and Sediment Control

The following checklist for developers and municipal reviewers will assure that Town of Northbridge goals and strategies are achieved during construction. Town staff will use this checklist for inspection of upland construction sites as well as sites subject to wetland jurisdiction.

Northbridge Erosion and Sediment Control Goals

- Protect the quality of the Town's drinking water supply
- Protect the aesthetic and recreational value of our water resources
- Protect the Town's environment

Northbridge Soil and Erosion Control Strategies

- Require effective erosion and sediment controls on all construction projects, including upland sites as well as areas subject to Conservation Commission jurisdiction
- Minimize grading on steep slopes, erosion-prone soils, or where sensitive vegetation grows
- Concentrate development on previously disturbed sites
- Clearly limit areas of disturbance on construction sites

Best Development Practices	Incorporated into Project?
▪ Have steep slopes and erosion-prone soils been protected from disturbance?	☒
▪ Has the area of disturbance at any give time during construction been minimized?	☒
▪ Have slope lengths been minimized?	☒
▪ Will exposed soils be stabilized as soon as possible following disturbance?	☒
▪ Have practices been identified to capture any eroded soil material before it leaves the site or enters a sensitive resource?	☒
▪ Have construction phase erosion control practices been identified?	
○ Use of mulch	☒
○ Seeding	☒

Best Development Practices	Incorporated into Project?
▪ Have construction phase sedimentation control practices been identified?	
o Weed free straw bale/silt fence barrier	☒
o Stone check dams	☒
o Coir logs	☐
o Compost sock	☒
o Sediment basin	☒
▪ Are additional practices required on the site?	
o Anti-tracking pad	☒
o Dewatering treatment	☐
o Stockpile management, including construction waste	☒
▪ Is site subject to the jurisdiction of the Wetlands Protection Act?	☒
▪ Has an Erosion and Sedimentation Control maintenance and inspection plan and form been filed with the Town?	☒

THE COMMONWEALTH OF MASSACHUSETTS

NORTHBRIDGE
City or Town

BOARD OF APPEALS

Date: January 9, 2025

Certificate of Granting of Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Northbridge hereby certifies that a Special Permit has been granted

To Eastland Partners, Inc.

Address 997 Millbury Street

City or Town Worcester, MA 01608

affecting the rights of the owner with respect to land or buildings at 234 Tessier Lane and including Assessor's Map 21, Parcel(s) 135, 181 and 139 located off Tessier Lane and Fowler Road in, Northbridge, MA and is owned by Edward K. Renaud, Jr.and is described in a deed recorded in the Worcester County District Registry of Deeds, Book 69573, Page 388, Book 70374, Page 64 and Book 70350, Page 129.

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said special permit, and that copies of said decision and of all plans referred to in the decision have been filed with the Planning Board and Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph), provide that no special permit or any extension, modification or renewal thereof, shall take any effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

Randy Kibbe, Vice Chairman
Northbridge Zoning Board of Appeals

Linda B Zywien

Linda B. Zywien, Town Clerk

TOWN OF NORTHBRIDGE
ZONING BOARD OF APPEALS
Town Hall Municipal Offices
1679 Providence Road
Northbridge, MA 01534
(508) 234- 6577

NOTICE OF DECISION ON SPECIAL PERMIT APPLICATION

File # 07-SP-2024

Notice is hereby given that after the public hearing held on November 14,2024 the Zoning Board of Appeals on that date acted upon the Application of Eastland Partners, Inc. for a Special Permit (07-SP-2024) pursuant to Section 173-12 {Table of Use Regulations} of the Northbridge Zoning By-Laws. The applicant was requesting to construct Two-family dwelling units within the Residential-Two and Residential-Three Zoning Districts. The property is located on Accessors Map 21 Parcel(s) 135, 181, & 139. The property address is 234 Tessier Lane, Northbridge, MA and is owned by Edward K Renaud Jr.

The Special Permit was **Granted** .

The decision was filed with the office of the Town Clerk on _____

You are hereby notified that any person aggrieved by this decision may file an appeal with the Court pursuant to M.G.L. ch.40A, S 17 within 20 days after the date the decision was filed with the office of the Town Clerk.

Date:_____

PERMIT GRANTING AUTHORITY: NORTHBRIDGE ZONING BOARD OF APPEALS

_____
Randy Kibbe, Vice Chairman

TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS
Municipal Inspectional Offices
1679 Providence Road
Northbridge, MA 01534
(508) 234-0819

07-SP-2024

SPECIAL PERMIT DECISION: GRANTED

Application for a Special Permit brought by EASTLAND PARTNERS, INC. of Worcester, MA 01608 (Applicant), on behalf of EDWARD K RENAUD, JR. (Owner) was filed with the Town Clerk on July 18, 2024 for petition of the Zoning Board of Appeals (ZBA) pursuant to Northbridge Zoning Bylaw Section 173-12 [Table of Use Regulations] for Two-family dwelling unit(s) within the Residential-Two (R-2) and Residential-Three (R-3) Zoning District(s) of the Town of Northbridge, MA.

For subject property at 234 Tessier Lane and including **Assessor Map 21 Parcel(s) 135, 181 & 139** located off Tessier Lane and Fowler Road in Northbridge, MA. Worcester County Registry of **Deeds BK 69573 PG 388; BK 70374 PG 64; 70350, PG 129.**

Pursuant to the Town of Northbridge Zoning Bylaw, Section 173-12 [Table of Use Regulations], the Zoning Board of Appeals is the Special Permit Granting Authority (SPGA) for Two-family dwelling unit(s) within the Residential-Two and Residential-Three (R-3) Zoning Districts.

Upon receipt of the Special Permit application, the Zoning Board scheduled a Public Hearing thereof for September 12, 2024, with notice of time, place and purpose published, mailed and posted in accordance with MGL.

Thereupon, Application came on for a Hearing before the Zoning Board of Appeals at the time and place scheduled and where the Zoning Board continued its Hearing to October 10, 2024, and concluding its Application review on November 14, 2024, closing the Public Hearing.

The following members of the Zoning Board of Appeals attend all hearing dates and were assigned to act (vote) on the Application: Randy Kibbe, David Potty, Bryan Bradley, Alan Donati and Cindy Donati.

During the Public Hearing, the Zoning Board of Appeals considered testimony from Eastland Partners, Inc. (Applicant) and Turning Point Engineering (Engineer), with the following members of the public in attendance: Tom Armstrong, Bill Goward, Kelly Baillorgeu, Steven Edge, Linda Steele, Mike Baillargeu, Glenn King, Robert Haveles, Barbara Szymanowski, James Bernardino, Richard Green, Robert McDuffee, Mary Ann McDuffee, Leonard Lussini, Jason Jorritsma, Sarah Moore, Kevin Beoupre, Karin Beauja, Beth Kosciak, John Kosciak, Amanda, Sinatra, Deborah Sinatra, Steven Sinatra, Brandon King, Tom Reed, Dean Scovil, Jun Imabayashi, Joseph Viveriros, David Klocek, Brett Schricker, Marlene DeVries, Howard DeVries, Diane Petehajoie and Linda Felber.

DOCUMENTS

The following documents and communications were received by the Zoning Board of Appeals and considered during the Public Hearing and provided into the record:

- Special Permit Application dated April 05, 2024 [07-SP-2024]
- Letter dated July 17, 2024 from James Bernardino, PE, of Turning Point Engineering, on behalf of Applicant Eastland Partners, Inc.
- Plan entitled Special Permit Multi-Family Duplex Fox Hollow -Preliminary Subdivision prepared by Turning Point Engineering, dated July 17, 2024.
- Letter dated May 01, 2024 from Greenman-Pedersen, Inc. (Trip Generation & Site Access Letter)
- Letter dated September 10, 2024 from Patricia Marquis (resident/abutter)
- Letter dated September 11, 2024 from Heather Hill (resident/abutter)
- Letter dated October 10, 2024 from Bernats Meadow (resident/abutter)
- Email communication received October 27, 2024 from Barbara Szymanowski (resident/abutter)

TESTIMONY FOR

Evidence in support of the Application was presented to the Zoning Board by James Bernardino, Turning Point Engineering and Chad Boardman, Eastland Partners, Inc.

TESTIMONY AGAINST

Testimony against Application was offered to the Zoning Board by Barbara Szymanowski, Tom Armstrong, Deborah Sinatra, Heather Hill, and Steve Edge.

FINDINGS

In accordance with the Northbridge Zoning Bylaw, the Zoning Board of Appeals (SPGA), has taken into consideration criteria set forth and outlined in Section 173-47 [Special Permits] and determined Two-family dwelling unit(s) to be appropriate and consistent with other residential uses within the locus area and where Two-family dwelling will have minimal impact to the character of the neighborhood, where Single-family detached dwellings is permitted by-right and Two-family dwelling allowed by Special Permit, and where the existing neighborhood includes a mix of Single-family and Two-family dwelling units located within the Residential-Two (R-2) and Residential-Three (R-3) Zoning Districts.

DECISION

Upon closing the Public Hearing and separate motion duly made Randy Kibbe and seconded Cindy Donati, the Zoning Board of Appeals voted (5-0) to GRANT Special Permit for Two-family dwelling units.

- Voting in the affirmative: Randy Kibbe, David Potty, Bryan Bradley, Alan Donati and Cindy Donati
- With dissenting vote(s) from: None

CONDITIONS

In issuing Special Permit for Two-family dwellings, the Zoning Board of Appeals requires the following conditions apply:

1. The total number of dwelling units shall not exceed 136; where no more than 68-lots are authorized for Two-family dwelling units within subject property reviewed and considered as part of the Zoning Board of Appeals Special Permit Application.

2. Each lot designated for Two-family dwelling shall have a minimum lot area of 20,000 square-feet and minimum 125-feet of frontage in accordance with Northbridge Zoning [Table of Area Regulations].

3. Each Two-family dwelling unit shall be serviced by public water and tied into municipal sewer system.

4. All Two-family dwellings shall be constructed and arranged to have the visual appearance of detached housing, separated by a so called "frost-wall" as may be authorized and permitted by the Inspector of Buildings/Zoning Enforcement Officer (Northbridge Building Department).

5. Two-family dwelling units shall have an exterior appearance (Architectural-styles A-D) as shown in Application package dated July 17, 2024 prepared on behalf of the Applicant and presented to the Zoning Board of Appeals.

6. Two-family dwelling units contained on each lot shall be separated by a minimum setback of 15-feet (dwelling unit separation); and where each induvial unit (two-family dwelling) shall satisfy the minimum yard front, side, and rear setbacks requirements in accordance with Section 173-19 [Table of Area Regulations].

7. An undisturbed "open space buffer" shall be dedicated incorporating land formerly and originally shown as Lots 1-9 inclusive, and Lot 80 on plan entitled "Preliminary Plan Fox Hollow" prepared by Turning Point Engineering for Eastland Partners, Inc. dated April 04, 2024. All lots located in the R-2 Zoning District (Lots 22 & 23) will remain as no disturb Open Space.

8. Issuance of Special Permit for Two-family dwellings shall be subject to Definitive Subdivision plan approval of the Northbridge Planning Board for subject property generally shown on preliminary plan entitled "Fox Hollow" prepared by Turning Point Engineering dated April 04, 2024.

9. Issuance of Special Permit for Two-family dwelling shall be subject to traffic mitigation (offsite improvements), if so required by the Northbridge Planning Board as part of its Definitive Subdivision plan review and approval.

10. Issuance of Special Permit for Two-family dwelling shall be subject to water/sewer offsite improvements, if so required by the Department of Public Works as part of its review of Definitive Subdivision plan.

11. Dedicated parking and access to Bennet's Pasture, town-owned parcel identified as Assessor Map 21 Parcel 133 shall be provided and shown on Definitive Subdivision plan for Planning Board review and approval.

12. Applicant shall satisfy administrative filing fees for Special Permit ($250/per lot) as part of the Building Permit application for each lot designated for Two-family dwellings.

ZONING BOARD OF APPEALS -NORTHBRIDGE, MA

This Decision is made in consideration of the standards and provisions of Section 173-47 [Special Permits] of the Northbridge Zoning Bylaw. The following members of the Zoning Board of Appeals voted to GRANT Special Permit subject to above stated Terms and Conditions described herein:

(Date): 12/12/2024

The following members of the Zoning Board of Appeals voted in opposition to granting Special Permit: None

Linda B Zywien
Linda Zywien Town Clerk

December 19, 2024
Date Filed

NOTE: A SPECIAL PERMIT SHALL LAPSE AFTER A PERIOD OF TWO YEARS AND A VARIANCE SHALL LAPSE AFTER A PERIOD OF ONE YEAR IF NOT ACTED UPON. PLEASE REFER TO M.G.L. CHAPTER 40A.

PROCEDURES

Note to Zoning Board of Appeals -A copy of this DECISION shall be filed with the Office of the Town Clerk, and one (1) copy shall be mailed to the Owner/Applicant.

Note to Town Clerk -The Zoning Board of Appeals shall be notified immediately of any appeal to Superior or Land Court on this DECISION made within the statutory twenty (20) day appeal period. If no appeal is filed with the Office of the Town Clerk, the Zoning Board of Appeals shall be notified at the end of the twenty (20) day appeal period in order that the plan may be endorsed.

January 9, 2025

This is to certify and verify that twenty (20) days have elapsed since this decision was filed in the Town Clerk's office and that no appeals have been filed in reference to same.

A TRUE COPY

ATTEST: Linda B Zywien

Linda B. Zywien, CMC
Town Clerk, Northbridge