

Town of Uxbridge
Planning Board
21 So. Main St.
Uxbridge, MA 01569
(508) 278-8600, ext. 2013



MAR 22 11 AM 11:37

Public Hearing Notice

Pursuant to M.G.L., Chapter 40A, the Town of Uxbridge will hold the following Public Hearings: The Uxbridge Planning Board will hold a public hearing on Wednesday, April 13, 2011 at 7:00PM in the Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main St., Uxbridge, MA, to consider the following:

ARTICLE 16: AMEND THE FLOODPLAIN OVERLAY DISTRICT OF THE ZONING BYLAWS

ARTICLE VIII, SECTION 4-37. To see if the Town will Amend the Zoning Bylaws Article VIII Section 400-37 Flood Plain Overlay District by adding the following: The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Uxbridge designated as Zone A and AE on the Worcester County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Worcester County FIRM that are wholly or partially within the Town of Uxbridge are panel numbers: 25027C1002E, 25027C1004E, 25027C1006E, 25027C1007E, 25027C1008E, 25027C1009E, 25027C1020E, 25027C1026E, 25027C1028E, 25027C1030E, 25027C1036E, 25027C1037E, 25027C1038E and 250274C1039E dated July 4, 2011. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Worcester County Flood Insurance Study (FIS) report dated July 4, 2011. The FIRM and FIS report are incorporated herein by reference and are on file with the Assessor's Office and Town Clerk.

Permitted Uses

The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged provided they are permitted in the underlying district and they do not require structures, fill or storage of materials or equipment:

- 1) Agricultural uses such as farming, grazing, truck farming, horticulture, etc.
- 2) Forestry and nursery uses.
- 3) Outdoor recreational uses, including fishing, boating, play areas, etc.
- 4) Conservation of water, plants, wildlife.
- 5) Wildlife management areas, foot, bicycle, and/or horse paths.
- 6) Temporary non-residential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises.
- 7) Buildings lawfully existing prior to the adoption of these provisions.

BASE FLOOD ELEVATION AND FLOODWAY DATA

1. **Floodway Data.** In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
2. **Base Flood Elevation Data.** Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A zones.

NOTIFICATION OF WATERCOURSE ALTERATION

In the riverine situation, (appropriate official in community) shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities
 - Bordering States
 - NFIP State Coordinator
- Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700

Boston, MA 02114-2104

- NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

REFERENCE TO EXISTING REGULATIONS

The Floodplain District is established as an overlay district to all other districts. All development in the district, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the following:

- Section of the Massachusetts State Building Code which addresses floodplain and coastal high hazard areas (currently 780 CMR 120.G, "Flood Resistant Construction and Construction in Coastal Dunes");
- Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
- Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);
- Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5);

Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

OTHER USE REGULATIONS

In Zones AE, along watercourses that have a regulatory floodway designated within the Town of Uxbridge on the Worcester County FIRM, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

- 1) All subdivision proposals must be designed to assure that:
 - a) such proposals minimize flood damage;
 - b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
 - c) adequate drainage is provided to reduce exposure to flood hazard. Or take any action related thereto.

ARTICLE 17: AMEND THE ZONING BYLAWS APPENDIX A TABLE OF USE REGULATIONS

To see if the Town will vote to amend Appendix A Table of Use Regulations of the Zoning Bylaws as follows:

- (a) Section "D. Commercial Uses" in the use category entitled "Business or professional office, including medical" change the designation of "N" under R-A to "ZBA"
- (b) Section "D. Commercial Uses" in the use category entitled "Restaurant; Diner" change the designation of "N" under R-A to "ZBA"
- (c) Section "D. Commercial Uses" in the use category entitled "Retail stores and/or services" change the designation of "N" under R-A to "ZBA"
- (d) Section "F. Accessory Uses" in the use category entitled "Retail trade or shop for manufacturing articles incidental to and as an accessory use to a retail business" change the designation of "N" under R-A to "ZBA"
- (e) Under "Key." add "The allowance of Restaurant/Diner, Retail stores and/or services, Business or professional office, including medical, and Retail trade or shop for manufacturing articles incidental and as an accessory use to a retail business, as may be permitted by the ZBA, is hereby limited to structures with a total finished area in excess of 4,000 square feet, built prior to 1930, and listed on the national and state register of historic places." or take any other action related thereto.

ARTICLE 18: CITIZEN PETITION FOR THE ACCEPTANCE OF GLEN STREET AND LEE STREET

To see if the Town will vote (a) to accept Glen Street and Lee Street as public ways, as laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk; (b) authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, purchase, or eminent domain the necessary fee interests or easements and appurtenant rights in and for said ways for the purposes for which public ways are used in the Town; and (c) to see what sums the Town will raise and appropriate or transfer from available funds for such purposes; or to take any other action relating thereto. Said plans recorded at the Worcester County Registry of Deeds as Plan Book 793, Page 51.

ARTICLE 19: STREET ACCEPTANCE OF ANTHONY'S WAY

To see if the Town of Uxbridge will vote to accept as a public way, Anthony's Way, as heretofore laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk, and further authorize the Board of Selectmen, in the name and behalf of the Town of Uxbridge, to acquire by purchase, eminent domain, gift or otherwise, easements in said way for the purpose for which public ways are used in the Town, or take any other action relating thereto. Said plans recorded at the Worcester County Registry of Deeds as Plan Book 729, Page 32. (Sponsored by the Board of Selectmen)

ARTICLE 20: STREET ACCEPTANCE OF GIACAMO WAY

To see if the Town of Uxbridge will vote to accept as a public way, Giacomo Way, as heretofore laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk, and further authorize the Board of Selectmen, in the name and behalf of the Town of Uxbridge, to acquire by purchase, eminent domain, gift or otherwise, easements in said way for the purpose for which public ways are used in the Town, or take any other action relating thereto. Said plans recorded at the Worcester County Registry of Deeds as Plan Book 729, Page 32. (Sponsored by the Board of Selectmen)

ARTICLE 21: CITIZEN PETITION FOR THE ACCEPTANCE OF ANTHONY'S WAY AND GIACAMO WAY

To see if the Town of Uxbridge will vote to accept as public ways, Anthony's Way and Giacomo Way, as heretofore laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk, and further authorize the Board of Selectmen, in the name and behalf of the Town of Uxbridge, to acquire by purchase, eminent domain, gift or otherwise, easements in said way for the purpose for which public ways are used in the Town, or take any other action relating thereto. Said plans recorded at the Worcester County Registry of Deeds as Plan Book 729, Page 32.

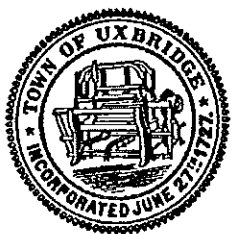
ARTICLE 25: CITIZEN'S PETITION TO AMEND THE UXBRIDGE ZONING BYLAWS CHAPTER 400

ARTICLE VI SECTION 400-20, B. 5. To see if the Town of Uxbridge will vote to amend the zoning bylaws, chapter 400 Article VI Section 400-20. B.5., and appendix A, the Table of Use Regulations, respectively, to read as follows: Electrical generating facilities with a capacity of 350 megawatts or less using natural gas, renewable and ultra low sulfur fuels, wind and solar energy, provided, however, that the Planning Board shall not issue special permits for more than two electrical generating facilities in the Town or for combined production of more than 500 megawatts in total. This above limitation does not apply to solar electrical generating facilities. Electrical generating facilities with a capacity of 350 megawatts or less on a minimum site size of 15 acres, excepting solar energy which shall have a minimum site size of 5 acres, using natural gas, renewable and ultra low sulfur fuels, wind and solar energy.

Copies of these proposals are on file and available for review during normal business hours at the Uxbridge Town Hall in the Town Clerk's office and Planning Board office.

Respectfully submitted, Uxbridge Planning Board

To appear in the Worcester Telegram & Gazette on Wednesday, March 30th and Wednesday, April 6, 2011.



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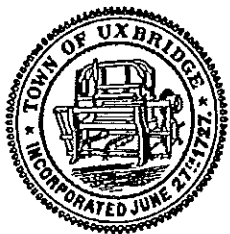
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FY11-05 Forest Glen Estates, Special Permit Application - The owner/applicant of record Forest Glen Estates, Inc. is seeking a Special Permit to construct a 38-unit age restricted development located off of Douglas Street, pursuant to Section 400-41 – Age Restricted Development Overlay District of the Uxbridge Zoning Bylaws. The property is comprised of two (2) lots and is shown on the Town of Uxbridge Assessor's Map 23, Parcels 3829 and 4793. The plans of said lots are recorded in the Worcester Registry of Deeds Plan Book 887, Plan 5; Plan Book 817, Plan 1 and Plan Book 811, Plan 87.

Copies of these proposals are on file and available for review during normal business hours at the Uxbridge Town Hall in the Town Clerk's office and Planning Board office.

Respectfully submitted, Uxbridge Planning Board

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MAR 22 11 AM 11:57

Public Hearing Notice

Pursuant to M.G.L., Chapter 40A, the Town of Uxbridge will hold the following Public Hearings: The **Uxbridge Planning Board** will hold a public hearing on Wednesday, April 13, 2011 at 7:00 PM in the Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main St., Uxbridge, MA, to consider the following:

FY11-06 High Ridge Estates, Application for Preliminary Plan Approval - The owner/applicant of record Richard J. Wunschel is seeking a Preliminary Plan Approval located on the west side of South Main Street, along the New England electric high voltage power lines and bounded west by Uxbridge Housing Authority. The property has thirteen (13) proposed lots and is shown on the Town of Uxbridge Assessor's Map 24B, Parcels 4025, 4035, 4046, 4059, 4078, 4828, 4835 and 4842; Map 25, Parcels 2559, 2588, 2592, 3313, 3314, 3344, 3357, 3374 and 3379. The undersigned's title to said land is derived from Richard J. Wunschel by deed dated February 28, 2008 and recorded in the Worcester Registry of Deeds Book 42477, Page 172.

Copies of these proposals are on file and available for review during normal business hours at the Uxbridge Town Hall in the Town Clerk's office and Planning Board office.

Respectfully submitted, Uxbridge Planning Board

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