



TOWN OF UXBRIDGE

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Posted by
Uxbridge
Town Clerk

OCT 6 '11 PM 1:09

Meeting

Cancellation

Board or Commission: PLANNING BOARD

Meeting Date: WEDNESDAY, OCTOBER 12, 2011 at 7:00 PM

Place: BOARD OF SELECTMEN'S ROOM

Authorized Signature: _____

Public Hearings:

ARTICLE 11: AMEND THE ZONING BYLAWS

Be it resolved that the Town of Uxbridge Amend the Zoning Bylaws in the following manner:

Add to the "APPENDIX A, TABLE OF USE REGULATIONS", under Section "E, INDUSTRIAL USES"

| (DISTRICTS) | R-A | R-B | R-C | A | B | I |
|-----------------------------|-----|-----|-----|---|---|----|
| Manufacturing establishment | N | N | N | N | N | PB |

Furthermore, ADD to "Article X DEFINITIONS", in the appropriate alphabetical order the following:
Manufacturing establishment: Any business the primary function of which is the assembly, fabrication, processing and re-processing of materials, that is not dangerous by reason of fire, explosion, or other hazards, and does not produce excessive dust, odors, gas, smoke, vibration, noise or electromagnetic interference, and which would not be detrimental to the neighborhood or the Town of Uxbridge. Specifically expected are tanneries, wood pulp or paper mills, meat packing, slaughterhouse and/or meat rendering, and pet food plants, which are prohibited. Any other use specifically referenced under this bylaw shall be governed by those specific sections.

ARTICLE 12: CITIZEN PETITION – AMEND THE ZONING BYLAWS

To see if the Town will vote Rezone South Main St. parcels to "Business" on the Town of Uxbridge Zoning map, (as most recently amended); more specifically the parcels known as Assessor's map 25, parcel 4267; map 30 parcel 341; map 30 parcel 299 and map 30 parcel 1118.

Meeting Postings:

- * Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies.
- * "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action.
- * In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting.
- * Notice must include date, time and place of meeting.
- * Must include listing of topics the chair reasonably anticipates will be discussed at the meeting.
- * Topics must give enough specificity so that the public will understand what will be discussed.
- * Public bodies are encouraged to update the notice when aware of new topic within the 48 hour period before the meeting.
- * Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with an such new topics 48 hours in advance of the meeting.

Planning Board Agenda – October 12, 2011 - continued

FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval, cont'd - The owner/applicant of record Kenneth J. & Louise M. Redding are seeking a Definitive Subdivision Plan Approval located on the north by Jamieson, on the east by Eichelroth & Fortin, on the south by Thomas and the west by Yarger, Chludenski, Goguen and Blackstone Street. The property has eleven (11) with a total acreage of tract 16.9 acres and is shown on the Town of Uxbridge Assessor's Map 31, Parcels 3497. The undersigned's title to said land is derived from Minelli Development Corporation by deed dated October 15, 1979 and recorded in the Worcester Registry of Deeds Book 6855, Page 135 and said land is free from encumbrances.

Old/New Business:

- Wanda Way – bond process
- Meadow Valley Estates
- FY11-06 High Ridge Estates - decision
- FY12-01 Carpenter Hill – decision
- FY12-04 Lenze America – decision
- ANR/Minutes/Mail/Invoices
- Any other business which may lawfully come before the Board.

Executive Session MGL C.39, Subsection 23B #3 – To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body.

Respectfully submitted,
Town of Uxbridge Planning Board

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