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TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, August 12, 2015 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: _____

Lynn Marchand

Posted by
Uxbridge
Town Clerk

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from July 22, 2015

1. **FY15-08 Woodland Park, East Street, Application for Definitive Subdivision Plan** -- The Owner/Applicant of record, Omega Financial Services LLC, is seeking a Definitive Subdivision located at 340 East Street, Uxbridge, MA. The property has seven (7) proposed lots on approximately 13.4 acres and is shown on the Town of Uxbridge Assessor's Map 36, Parcel 3895. The title to said land is recorded in the Worcester District Registry of Deeds Book 51609, Page 83; Property located in Residential-C zone.
 - a. Continued discussions/updates by representative from Andrews Survey & Engineering
 - b. Extension Letter
 - c. Submittal/Discussion of 6/17/15 Revised Plans & 6/17/15 Revised Storm Water Report
 - d. Peer Review Response #3
 - e. Graves Review #4
 - f. Comments from Fire Chief regarding Subdivision name
 - g. PAID – Graves Invoice # 31605, \$390.00 –for Peer Review #4

Continued from July 22, 2015

2. **FY15-14 Cobbler's Knoll, 255 Chocolog Rd, Application for Definitive Subdivision Plan.** The Owner/Applicant of record, FIKOW, LLC, is seeking a Definitive Subdivision located at 255 Chocolog Road, Uxbridge, MA. The proposed development will create fifty-one (51) single family residential building lots on approximately 116.25 acres and is shown on the Town of Uxbridge Assessor's Map 39, Parcel 4254. The title to said land is recorded in the Worcester District Registry of Deeds Book 52122, Page 321; Property is located in an Agricultural zone.
 - a. Continued discussions/updates by representative from Andrews Survey & Engineering
 - b. Graves Invoice for Peer Review Fees: \$4639.05. Applicant provided \$2500.00 at the time of submittal. An additional \$2139.05 is required.***Vote to authorize payment of Graves Invoices #31500 for \$1410.00 & #31604 for \$3229.05

Continued from July 22, 2015

3. **FY15-15 Rogerson Crossing, Definitive Subdivision Modification Application.** The Owner/Applicant of record, Rogerson Crossing Realty Trust, is seeking approval of a proposed subdivision shown on a plan entitled: Rogerson Crossing Definitive Subdivision Plan by Heritage Design Group dated July 16, 2007, revised through August 15, 2008 being land bounded as follows: On the north by Herman W.

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Lavallee, Jr. & Constance Lavallee & Richard Lavallee; on the east by the Mumford River; on the south by various owners along Homeward Avenue; and on the west by Gertrude Larkin and the Providence & Worcester Railroad; Number of lots proposed being 2, total acreage of tract being 52.99 acres, more or less. Said plan has evolved from a Definitive Subdivision approved by the Uxbridge Planning Board and recorded in the Worcester Registry of Deeds in Book 43227, Page 132. Title to said land is derived from Edward K. Renaud by deed dated April 28, 2015 and recorded in the Worcester Registry of Deeds Book 53646, Page 389 and said land is free from encumbrances. Property is located in Residential Zone A.

- a. Continued discussions/updates by representative from Andrews Survey & Engineering
- b. Graves Review 7/31/15
- c. Received proposed Certificate of Approval submitted by Andrews Survey with additional language added by the Planning Board
- d. Received: electronic copies of original Special Permit Decision and Definitive Subdivision approval. Hard copies on file in master project folder.

4. FY16-01 Special Permit Applicant - The Owner/Applicant of record, Clean Energy Collective, is seeking to construct a solar facility located at 189 Mendon St., Uxbridge, MA. The proposed project is to construct a 1/0-MW rated solar electric facility. The facility shall be comprised of approximately 2,500 330-watt solar modules, string inverters, and one (1) 13.8-kV 1 MA transformers with switchgear. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 3753. The title to said land is recorded in the Worcester District Registry of Deeds Book 50954, Page 329; Property is located in an Agricultural zone.

- a. Andrews Survey & Engineering

5. FY16-02 Kettle Hill Estates Definitive Subdivision Modification Application - The Owners of record, Kenneth & Louise Redding, are seeking to modify a previously approved Definitive Subdivision Plan, from eleven (11) lots to (4) lots and maintain a private roadway. Property is located on 442 Blackstone St., Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 31, Parcel 3497. The title to said land is recorded in the Worcester District Registry of Deeds Book 6855, Page 135; Property is located in Residential-C Zone

- a. Andrews Survey & Engineering
- b. Fire Chief's comments

III. BUSINESS

1. Town Engineering Firm: vote/draft letter of support
2. Down East/Tabor Road: Graves site visit report
3. Hammond Estates/Waterman Way: DPW's final review and determination of completeness
4. Vote & authorize letter of support to retain Graves Engineering as Town Engineer
5. ANR – 40 Williams Street
6. ANR – 70 Richardson Street

IV. SUBDIVISION RULES AND REGULATIONS

1. Stormwater Bylaw: latest proposed revisions

V. MINUTES/MAIL/INVOICES

1. 07/08/15 Meeting Minutes & 07/22/15 Meeting Minutes

VI. ANY OTHER BUSINESS, which may lawfully come before the Board.

1. Planning Board FY 2015 Activity Report

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 26, 2015.

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 at the meeting. Public bodies are encouraged to update the notice when aware of new topics 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 any such new topics 48 hours in advance of the meeting.