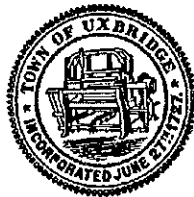


ORIGINAL



OCT 8 '15 PM 2:43

TOWN OF UXBRIDGE

Posted by
Uxbridge
Town Clerk

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, October 14, 2015 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from September 23, 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. Applicant's representative will request a continuance

Continued from September 23, 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. Applicant's representative will request a continuance

Continued from September 23, 2015

3. **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. Revised plans

UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, OCTOBER 14, 2015 - 7:00 PM

4. FY16-05 Special Permit Application - The Owner/Applicant of record, ARIS Group, LLC, is seeking to amend a Special Permit for a proposed change in use for a portion of the property located at **40 Douglas St., Uxbridge, MA**. Enclosed within the application is a copy of the current Special Permit in which Condition #9 restricts the use of the drive-thru to a bank. The applicant has secured a commitment from Dunkin' Donuts and is requesting an amendment to the Special Permit to allow the drive-thru to be used for this new use being a restaurant. A few minor cosmetic changes will also be needed so the site meets the operational standards for the franchise. The Plan includes a menu board along the drive-thru lane and signage to designate parking spaces for Dunkin' Donuts employees. A traffic analysis of the site with the build-out of the proposed restaurant has been performed. The property is shown on the Town of Uxbridge Assessor's Map 24A, Parcel 0713. The title to said land is recorded in the Worcester District Registry of Deeds Book 42255, Page 164; Property is located in a Business zone.

5. Review of Warrant Articles

a. ARTICLE 12: AMENDMENT TO THE UXBRIDGE GENERAL BYLAWS: CHAPTER 181

To see if the Town will vote to amend Chapter 181 by deleting the existing chapter and inserting a new Chapter 181, Excavations, to read as specified in proposed Warrant Article on file and available for viewing with the Clerk's Office, Land Use Office, and the Town Website.

SPONSOR: Planning Board

b. ARTICLE XX: CITIZEN'S PETITION: REZONE 124/126 N. MAIN ST.

To see if the Town will vote to amend the Zoning Map incorporated into its Zoning Bylaws by rezoning a parcel of land located at 124/126 North Main Street and shown on Uxbridge Assessor's Map18B as Lot 2966 (containing 7,062 sq. ft. and more particularly described in a deed recorded in Worcester District Registry of Deeds Book 34960, Page 391) from the existing Residential A zone to the Business zone thereby extending the existing Business zone on the westerly side of North Main Street.

c. ARTICLE XX: CITIZEN'S PETITION: AMENDMENT TO UXBRIDGE ZONING BYLAWS: RETREAT LOTS

To see if the Town will vote to amend Chapter 400 ARTICLE VII Special Residential Regulations of the ZONING BYLAWS by inserting the following language in the currently reserved section 400-32 to be titled RETREAT LOTS:

§400-32 Retreat Lots

Purpose: For the purpose of providing reasonable use of backland for single family residential use there be established so called retreat lots, also called pork chop lots or hammer head lots, as specified in proposed Warrant Article on file and available for viewing with the Clerk's Office, Land Use Office, and the Town Website.

III. BUSINESS

1. 234 Pond Street: informal discussion of preliminary plans for a 4-lot subdivision and 715 linear food private roadway design.

2. 510 Hartford Ave West: informal discussion of preliminary site plan and project description for Special Permit

3. Rowley Estates, 170 Hecla St: discussion

4. Rogerson Crossing: review & authorize refund of excess engineering review deposit

5. Kettle Hill Estates: review & authorize refund of excess engineering review deposit

6. Hecla Village Estates/15 Bailey Street: request for small construction change

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.

**UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, OCTOBER 14, 2015 - 7:00 PM**

7. ANR -11 Buxton Street

- 8. Fall Annual Town Meeting update re: street acceptance**
a. Storey Lane
b. Walnut Grove

III. SUBDIVISION RULES AND REGULATIONS

IV. MINUTES/MAIL/INVOICES

1. 09/23/15 Meeting Minutes

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, October 28, 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.