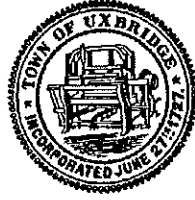


T/C copy



Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, October 28, 2015 - 7:00 PM

Place: Board of Selectmen's Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

*Continued from October 14, 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 October 14, 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 October 14, 2015*

3. **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.

**UXBRIDGE PLANNING BOARD AGENDA continued  
WEDNESDAY, OCTOBER 28, 2015 - 7:00 PM**

- a. Applicant's representative will request a continuance

**BUSINESS**

**1. ANR-325 Chocolog Rd**

- 2. **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. Applicant will request a vote

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

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

**5. Wanda Way/144 Paine St**

- a. DPW review/letter

**6. Rowley Estates, 170 Hecla St.**

**III. SUBDIVISION RULES AND REGULATIONS**

**IV. MINUTES/MAIL/INVOICES**

- 1. 10/14/15 Meeting Minutes
- 2. 10/21/15 Meeting Minutes

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

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *November 18, 2015.***

***\*NOTE: Due to the holidays in the month of November, the Planning Board will be holding only one meeting.***

**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.