



Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, January 13, 2016 - 7:00 PM

Place: Board of Selectmen's Meeting Room

Authorized Signature: Lynn Maschard

I. CALL TO ORDER

II. PUBLIC HEARINGS :

Continued from December 16, 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 request for continuance

Continued from December 16, 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 request for continuance
3. **Subdivision Rules & Regulations** --In accordance with Massachusetts General Law (MGL) **Chapter 41 Section 81Q**, the Planning Board is seeking to improve subdivision guidelines by amending the Subdivision Rules and Regulations in order to assure conformance with the requirements of public health, safety, and welfare and to advance the sound development of the Town in accordance with **MGL Chapter 41 Section 81M**
 - a. Revisions and comments

Continued from December 16, 2015

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

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recorded in the Worcester District Registry of Deeds Book 42255, Page 164; Property is located in a Business zone.

- a. Applicant seeking vote

Continued from December 16, 2015

5. **FY16-09 Site Plan Review/Special Permit Application** - The Owner/Applicant of record, **Countryside Associates, LLC** is seeking a Site Plan Review/Special Permit to build twelve (12) one to two bedroom townhouses with associated paving, grading, landscape, and utilities pursuant to Article VIII Overlay District Regulations, Section 400-40 Waucantuck Mill Adaptive Reuse Overlay District. Property is located on **68 Henry Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 20, Parcel 2517. The title to said land is recorded in the Worcester District Registry of Deeds Book 50688, Page 298; Property is located in an industrial zone.
 - a. Applicant request for continuance

Continued from December 16, 2015

6. **FY16-10 (A&B) Definitive Subdivision(A) & Special Permit Application(B)** - The Owner/Applicant of record, **Northwood Homes, LLC**, is seeking approval of a proposed subdivision entitled **North Woods Definitive Subdivision** with (9) nine proposed lots, total acreage of tract being approximately 23.5 acres. Property is located on **734 & 748 West St, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 37, Parcels 4092 & 4832. The title to said land is recorded in the Worcester District Registry of Deeds Book 19702, Page 81; Property is located in an agricultural zone.
 - a. Extension Letter (for Special Permit)
 - b. Graves Review #1 -11/30/15
 - c. Applicant's reply to Graves Review #1 -12/22/15
 - d. Graves Review #2 -12/30/15
 - e. Brief Update

III. BUSINESS

1. **Forest Glen Estates/0 & 404 Douglas St**
 - a. Site visit update
 - b. Special Permit discussion/vote
2. **Stanley Mill:** activity update to PB
3. **Bernat Mill:** letter of support; C.M.R.P.C. District Local Technical Assistance Grant Application
6. **ANR -70 Richardson St**
7. **ANR -Brookside Drive/Hazel Street**

IV. SUBDIVISION RULES AND REGULATIONS

V. MINUTES/MAIL/INVOICES

1. 12/09/15 Meeting Minutes
2. 12/16/15 Meeting Minutes
3. **Invoice # 31990 \$1,380.00** from Graves for Northwood Est. Eng. Rev.
 - a. Additional funds needed for Eng. Rev. Deposit
4. **Invoice # 31971 \$1,092.55** from Graves for Hecla Village
 - a. Additional funds needed for Eng. Rev. Deposit

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

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, January 27, 2016.

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.