



Revised

FEB 18 '16 PM 4:05

TOWN OF UXBRIDGE

Meeting

Cancellation

Posted by
Uxbridge
Town Clerk

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, February 24, 2016 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: *Lynn Marchand*

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from February 10, 2016

1. **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. Update

Continued from February 10, 2016

2. **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. Review and discuss

Continued from February 10, 2016

3. **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.

Continued from February 10, 2016

4. **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.

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- a. Discussion

IV. BUSINESS

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. Discussion of waivers & approval conditions

2. Informal discussion –Carney Street Subdivision

3. Executive Session

- a. Eber Taft Rd. discussion of strategy with respect to litigation:

V. SUBDIVISION RULES AND REGULATIONS

VI. MINUTES/MAIL/INVOICES

- 1. 2/10/16 Meeting Minutes

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

VIII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *March 9, 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.