



TOWN OF UXBRIDGE

Posted by  
Uxbridge  
Town Clerk

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, March 16, 2016 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: *Lynn Marchand*

**I. CALL TO ORDER**

**II. PUBLIC HEARINGS**

**1. ARTICLE 2: AMEND THE ZONING BYLAWS, APPENDIX A, TABLE OF USE REGULATIONS AND APPENDIX B, TABLE OF DIMENSIONAL REQUIREMENTS**

To see if the Town will vote to:

Item 1: Amend the Zoning Bylaws, Article III, Use Regulations, Section 400-10 Use Regulations, § 400-10 Section D 6

Item 2: Amend the Zoning Bylaws, Article VI, Special Nonresidential Regulations, §400-20, Section B, 5

Item 3: Amend the Zoning Bylaws, Article X, Definitions

Item 4: Amend the Zoning Bylaws, Appendix A, Table of Use Regulations, Section E, Industrial Uses

Item 5: Amend the Zoning Bylaws, Appendix A, Table of Use Regulations, Section E

Item 6: Amend the Zoning Bylaws Article IV, Dimensional and Bulk Requirements §400-13, Section B

Item 7: Amend the Zoning Bylaws, Appendix B, Table of Dimensional Requirements

**SPONSOR: Town Manager**

**a. Recommendation of favorable/unfavorable action**

**2. ARTICLE 3: AMEND THE ZONING MAP**

To see if the Town will vote to amend the Town of Uxbridge Zoning Map by re-zoning from "Residential C" to "Industrial" the following parcel of land situated on the southwesterly side of Millville Road, Uxbridge, Massachusetts, containing 227 acres, more or less, being more particularly bounded and described as noted in the legal description on file with the Town Clerk's Office.

**SPONSOR: Town Manager**

**a. Abutter Letter**

**b. Recommendation of favorable/unfavorable action**

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, March 16, 2016 - 7:00 PM**

*Continued from March 9, 2016*

3. **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. Revised Plans
  - b. Request for waivers
  - c. Fire Chiefs comments on request for waivers
  - d. Reply to Graves 6/24/15 review
  - e. Traffic Study 5/18/15
  - f. Extension letter

*Continued from March 9, 2016*

4. **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. **Final revised draft of Subdivision Rules & Regulations**
  - b. **Final revised draft of Table of Contents**

*Continued from March 9, 2016*

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. Update

*Continued from March 9, 2016*

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. Discussion based on Town Counsel's comments
  - b. Extension letter (extending deadline to act on Special Permit Application)

*Postponed due to lack of quorum on March 9, 2016*

7. **FY16-14 Special Permit Application** - The Owner/Applicant of record, **Mark Oliveira**, is seeking approval of a **Special Permit** to construct a 12,600 SF building addition and associated earthwork, utility, and stormwater construction. Property is located on **47 Industrial Drive, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 45, Parcels 624 & 626. The title to said land is recorded in the Worcester District Registry of Deeds Books 20023 & 21949, Pages 1 & 39; Property is located in an industrial zone.

**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, March 16, 2016 - 7:00 PM**

**IV. BUSINESS**

1. Woodland Park –Waivers Draft
2. Discussion: Covenant, Surety, Decision language, and Conditions.

**V. SUBDIVISION RULES AND REGULATIONS**

**VI. MINUTES/MAIL/INVOICES**

1. 02/24/16 Meeting Minutes
2. \*convene to Executive Session
  - a. vote on 02/24/16 Executive Session Meeting Minutes
  - b. Discuss and vote if non-disclosure continues to be warranted for Executive Session Meeting Minutes and other records/documents from the Executive Session on 02/24/16

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

**VIII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *March 23, 2016.***

**MEETING POSTINGS:**

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