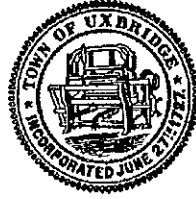


Revised

Posted by
Uxbridge
Town Clerk



MAR 21 '16 AM 8:56

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: **UXBRIDGE PLANNING BOARD AGENDA**

Meeting Date: **WEDNESDAY, March 23, 2016 - 7:00 PM**

Place: **Board of Selectmen Meeting Room**

Authorized Signature: *Lynn Marchand*

- I. **CALL TO ORDER**
- II. **PUBLIC HEARINGS**

Continued from March 16, 2016

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. **Industrial Development Committee's amendment to Article 2**
- b. **Recommendation of favorable/unfavorable action of Article 2 as amended**

UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, March 23, 2016 - 7:00 PM

Continued from March 16, 2016

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. Recommendation of favorable/unfavorable action

Continued from March 16, 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.

c. Update

Continued from March 16, 2016

- 4. 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 March 16, 2016

- 5. 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.

Continued from March 16, 2016

- 6. 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.

Continued from March 16, 2016

- 7. FY08-05 Special Permit Modification Application – Rogerson Commons.** The Owner/Applicant of record, **Rogerson Crossing Realty Trust**, is seeking approval to construct 66 townhouse style units and roadway with associated grading, drainage, and utilities pursuant to Section 400-29 of the Uxbridge Zoning Bylaws. Property is located **off Rogerson Crossing**. The property is shown on the Town of Uxbridge Assessor's Map 12B & 12C, Parcels 3768 & 4455. The title to said land is recorded in the

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 23, 2016 - 7:00 PM

Worcester District Registry of Deeds Book 53646 & 53741, Page 389 & 227; Property is located in Residential A Zone.

8. Proposed Warrant Articles –Changes to Uxbridge Zoning Bylaw, 400-11 Accessory Uses and Structures

SPONSOR: Zoning Board of Appeals

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.

2. FY16-16 ANR -Freedom's Way/Meadow Brook Knoll

V. SUBDIVISION RULES AND REGULATIONS

VI. MINUTES/MAIL/INVOICES

1. 3/16/16 Meeting Minutes

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

VIII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, April 13, 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.