



APR 14 '16 AM 8:49

TOWN OF UXBRIDGE

Posted by  
Uxbridge  
Town Clerk

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, April 20, 2016 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

1. **ARTICLE 2: CITIZEN'S PETITION:** AMEND THE ZONING BYLAWS OF THE TOWN OF UXBRIDGE BY ADDING UNDER ARTICLE III, SECTION 400-10 PARAGRAPH D "PROHIBITED USES", THE FOLLOWING (AFTER PARAGRAPH 7): "COMMERCIAL LAND FILLING OPERATION AND/OR DUMPING GROUND"

*Continued from March 23, 2016*

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.

*Continued from March 23, 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 March 23, 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.

*Continued from March 23, 2016*

5. **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

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, April 20, 2016 - 7:00 PM**

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 23, 2016*

6. **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 Worcester District Registry of Deeds Book 53646 & 53741, Page 389 & 227; Property is located in Residential A Zone.
  - a. **EcoTec, Inc.** –Peer Review Comments for the Conservation Commission
7. **FY16-15 Special Permit & Preliminary Subdivision Application** - The Owners of record, Arnold S. & Sylvia A. Baker, and applicant of record, JLT Development, LLC/James Tetreau, are seeking approval of a Preliminary Plan and Special Permit to construct a residential conservation development, **Trowbridge Acres**, including 640 foot long road with twelve (12) lots. Property is located on **434 Sutton Street**, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 4, Parcel 2976. The title to said land is recorded in the Worcester District Registry of Deeds Book 5656 Page 319; Property is located in an agricultural zone.
8. **FY16-17 Special Permit** - The Owners of record, **Barry Desruisseaux**, applicant of record, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **574 Blackstone Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 35, Parcel 2493. The title to said land is recorded in the Worcester District Registry of Deeds Book 54043 Page 119; Property is located in the Residential C zone.

**III. 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. Aldrich Brook Estates/Clark Rd**

- a. 03/17/16 Graves Engineering Site Visit Report
- b. 03/29/16 Graves Engineering Memo

**3. 15 Buxton St, East Light Solar**

- a. Request for extension of deadline for recording of Special Permit

**4. Cisterns**

**IV. SUBDIVISION RULES AND REGULATIONS**

**V. MINUTES/MAIL/INVOICES**

1. 3/16/16 Meeting Minutes
2. 3/23/16 Meeting Minutes

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

**VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, April 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.