



Posted by  
Uxbridge  
Town Clerk

JUN 2 '16 PM 12:20

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, June 8, 2016 - 7:00 PM

Place: Lower Town Hall

Authorized Signature: *Lynn Marchand*

I. CALL TO ORDER

II. PUBLIC HEARINGS

*Continued from May 25, 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. Revised Plans, O&M, Stormwater Report

*Continued from May 25, 2016*

2. **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 May 25, 2016*

3. **FY16-21 Definitive Subdivision Application** - The Owner/Applicant of record, **Rifleman Properties, LLC**, is seeking approval of a proposed subdivision entitled Autumn Vista Definitive Subdivision with twenty-four (24) proposed lots, total acreage of tract being approximately 34.5 acres. Property is located on **0 & 478 Blackstone Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 36, Parcels 124, 191, & 997. The title to said land is recorded in the Worcester District Registry of Deed Book 54559, Page 391 and Deed Book 17499, Page 131. Property is located in the Residential-C Zoning District.

*Continued from May 25, 2016*

4. **FY16-23 Special Permit** - The Owners of record, **Geraldine & George May/Applicant Northeast Clean Energy Corp.**, are seeking approval of a proposed Special Permit to construct a 2.0 Megawatt AC solar electrical generating facility, total acreage of tract being approximately 25 acres. Property is located on **680 Hartford Ave East Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 8, Parcels 2258. The title to said land is recorded in the Worcester District Registry of Deed Book 9769, Page 1. Property is located in a Residential-C zone.
  - a. Operation and Maintenance Plan

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, June 8, 2016 - 7:00 PM**

5. **FY16-24 Definitive Subdivision Application, Tucker Hill Estates** - The Owner of record, **TTK Real Estate/James Smith**, is seeking approval to create fifteen (15) single family residential building lots. Property is located on **70 Richardson Street Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 29, Parcels 1355. The title to said land is recorded in the Worcester District Registry of Deed Book 54245, Page 268. Property is located in a 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. **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.
3. **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.
4. **FY16-14 Special Permit Application/Thermal Seal**- 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.
5. **ANR –FY16-28, Stanphyl Rd/West St**

**IV. MINUTES/MAIL/INVOICES**

1. 5/11/16 Meeting Minutes
2. 5/25/16 Meeting Minutes

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

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, June 22, 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.