



Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, August 10, 2016 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from July 27, 2016

1. **FY16-22 Definitive Subdivision Modification Application** - The Owners of record, **Alfred & Jacqueline Ricca**, are seeking approval of a proposed definitive subdivision modification entitled **King Street Estates** revising the subdivision from five (5) lots on a public roadway to four (4) lots on a private roadway, total acreage of tract being approximately 12.96 acres. Property is located **on 128 King Street/15, 16, 25, & 26 Ricca Way** Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 53, Parcels 679, 1494, 1548, 1455, & 1461. The title to said land is recorded in the Worcester District Registry of Deed Book 25464, Page 136. Property is located in an agricultural zone

Continued from July 27, 2016

2. **FY16-31 Special Permit Applicant** - The Owner/Applicant of record, **SAJO Realty Nominee Trust**, is seeking to construct a 0.5-MW rated solar electric generation facility located at **424 Mendon St., Uxbridge, MA**. The facility shall be comprised of approximately 1000 solar modules, electrical inverters, and transformers with switchgear. The property is shown on the Town of Uxbridge Assessor's Map 14, Parcel 4215. The title to said land is recorded in the Worcester District Registry of Deeds Book 52534, Page 250; Property is located in a Residential C zone.

a. Revised plans

Continued from July 27, 2016

3. **FY17-01 Special Permit Applicant** - The Owner of record, **March Property Management, LLC/David Palumbo**, and the Applicant, **ZPT Energy Solutions, LLC/Brendan Gove**, and their representative, **Meridian Associates, Inc./Adam Christie** are seeking to construct a 3.0 Megawatt large-scale, ground-mounted solar photovoltaic installation solar farm. Property is located at **183 & 197 Providence St., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 51, Parcel 2052 & 1244. The title to said land is recorded in the Worcester District Registry of Deeds Book 36640, Page 268 & 272; Property is located in an agricultural zone.

III. BUSINESS

1. 348 Blackstone Street –combining lots to build a garage/pole barn
2. Lots 9A & 9B, Crownshield Avenue

IV. MINUTES/MAIL/INVOICES

1. 07/25/16 Meeting Minutes –site visit

UXBRIDGE PLANNING BOARD AGENDA continued
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2. 07/27/16 Meeting Minutes

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

1. 164 Providence Street –screening
2. Mountainview Estates –update
3. Gravel Permits/follow-up discussions
4. Draft the warrant article for the 2016 FATM: striking footnote #4, "*Said 300 feet of frontage is required on both streets of a corner lot in the Agricultural zoning district,*" from the Uxbridge Zoning Bylaws, Table of Dimensional Requirements.

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 24, 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.