



Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, September 14, 2016 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: *Lynn Marchand*

I. CALL TO ORDER

II. PUBLIC HEARINGS

*Continued from August 24, 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 August 24, 2016*

2. **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.
  - a. 08/25/06 Revised Plans
  - b. 08/26/16 Reply to Graves Review 08/09/16
  - c. 09/07/16 Graves Review & 09/07/16 email acknowledging response to comment #12
3. **FY17-09 Special Permit/Retreat Lot** - The applicant of record, **Mark W. & Debra A. Dunleavy**, are 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 **138 High Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 24B, Parcel 3817. The title to said land is recorded in the Worcester District Registry of Deeds Book 46106, Page 385. Property is located in a Residential-C zoning district.

**UXBRIDGE PLANNING BOARD AGENDA continued**  
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4. **FY17-10 Definitive Subdivision** – The owners of record, **Mark W. & Debra A. Dunleavy**, and applicant, **TTK Real Estate, LLC**, are seeking approval for a Definitive Subdivision to construct fourteen (14) single family residential building lots in addition to the previously approved eleven (11) lots. Property is located on **Tucker Hill Estates, Phase II, 90 Richardson St, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 24B & 29, Parcel 3871 & A.P.O. 1355. The title to said land is recorded in the Worcester District Registry of Deeds Book 46106 & 54245, Page 385 & 268. Property is located in a Residential-C zoning district.
  - a. 09/1/16 Graves Engineering Review
  
5. **FY17-03, Cote Lane, Definitive Subdivision** Application - The Owner/Applicant of record, **Stage One Investors, LLC** is seeking approval of a seven (7) lot subdivision on a 490' cul-de-sac on a total acreage tract of 4.69 acres. Property is located on **Cote Lane, Uxbridge MA on the southerly side of Carney Street to the west of Marywood Street**. The property is shown on the Town of Uxbridge Assessor's Map 24A, Parcel 1434. The title to said land is recorded in the Worcester District Registry of Deeds Book 54575, Page 91; Property is located in Residential Zone A.
  - b. 08/19/16 Graves Engineering Review

**IV. BUSINESS**

1. **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. Decision draft
  
2. **FY17-06, 68 Henry Street, Special Permit Application** - The Owner/Applicant of record, **Countryside Associations, LLC** is seeking a Site Plan Review/Special Permit to build twelve (12) one to two bedroom townhomes with associated paving, grading, landscape, and utilities pursuant occupying 1.12± acres, or 59.24± percent of the entire site as depicted on the Topographic & Utility Plan 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. Decision draft
  
3. **ANR –FY17-11, Crownshield Ave/Hyde Park, Lots 9A, 9B, & 9C**
4. **ANR –FY17-12, 680 & 690 Hartford Avenue East**

**V. MINUTES/MAIL/INVOICES**

1. 07/25/16 Meeting Minutes –site visit
2. 07/27/16 Meeting Minutes
3. 08/10/16 Meeting Minutes

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

1. 164 Providence Street –screening
2. Mountainview Estates –update
3. Tucker Hill Estates (Phase I) -08/23/16 Graves Site Visit Report
4. Two administrative items on the last agenda were pointed out as not being stated specifically enough so the Planning Board will re-vote on the follow:
  - a. 155 Laurel Street, Rick Hathaway –gravel permit application submittal & corresponding docs.
  - b. Tucker Hill Estates (Phase I), TTK Real Estate –covenant

**VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *September 28, 2016.***

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