



OCT 19 '16 AM 11:48

Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, October 19, 2016 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

- I. CALL TO ORDER
- II. PUBLIC HEARINGS

Continued from October 12, 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 October 12, 2016

2. **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.

a. Continued to November 9th per applicant's request

3. Pursuant to MGL, Chapter 40A, the Uxbridge Planning Board will hold a **Public Hearing** on Wednesday, October 19, 2016 at 7:00pm in the Lower Town Hall, 21 South Main Street, Uxbridge, MA to **review, made recommendations/comments, and vote favorable/unfavorable action on the following warrant articles** for the Fall Annual Town Meeting of October 25, 2016:

ARTICLE (18): AMENDMENT TO THE GENERAL BYLAWS- ADDITION OF EARTH FILLING BYLAW

To see if the Town will vote to amended the General Bylaws and insert a new bylaw titled "Earth Filling."

Petitioner

ARTICLE (10): AMEND CHAPTER 181, ARTICLE 1 OF THE UXBRIDGE GENERAL BYLAWS

To see if the Town will vote to amend Chapter 181, Article 1 of the Uxbridge General Bylaws as proposed.

SPONSOR: Board of Selectman

UXBRIDGE PLANNING BOARD AGENDA continued
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ARTICLE (20): AMENDMENT TO THE ZONING BYLAWS-AMEND WAUCANTUCK MILL ADAPTIVE REUSE OVERLAY DISTRICT

To see if the Town will vote to accept the amending of the Zoning Bylaw, Chapter 400, Article VIII, §400-40 Waucantuck Mill Adaptive Reuse Overlay District by adding parcels 2413, 2475, and the parcel labelled 'Nicholas Way,' on all Assessor's Map 20.

Petitioner

ARTICLE (11): AMEND THE ZONING BYLAWS, ARTICLE X, DEFINITIONS AND APPENDIX A, TABLE OF USE REGULATIONS

To see if the Town will vote to:

Item 1

Amend the Zoning Bylaws, Article X, Definitions, by inserting the following:

Soil Importation: Refers to the trucking of soils, loam, sand, gravel or other fill material pursuant to Mass DEP 310 CMR 40.0032(3) and Mass DEP Comm 15-01 from unregulated sites and tested soils from regulated sites. Tested soils that exceed state and federal guidelines for toxins are not included within this definition, nor allowed within the Town of Uxbridge.

Item 2

Amend the Zoning Bylaws, Appendix A, Table of Use Regulations, Section #, Industrial Uses, by inserting:

R-A R-B R-C A B I

Soil Importation ZBA ZBA ZBA ZBA ZBA ZBA

Or take any action relative thereto.

SPONSOR: Board of Selectman

ARTICLE (21): REZONING OF PARCELS FROM INDUSTRIAL TO AGRICULTURAL

To see if the Town will vote to accept the re-zoning of parcels 265, 1141, 2726, 3658, 4433, 1073, 1814, 1056, 1054, & 1074 as shown on the Uxbridge Assessor's Maps' 40 & 45 from the Industrial Zone to the Agricultural Zone.

SPONSOR: Citizen's Petition

ARTICLE (14): AMEND THE ZONING BYLAWS, TABLE OF DIMENSIONAL REQUIREMENTS, FOOTNOTE #4

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.

III. BUSINESS

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. Decision draft

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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IV. MINUTES/MAIL/INVOICES

1. 08/10/16 Meeting Minutes
2. 08/24/16 Meeting Minutes
3. 09/14/16 Meeting Minutes
4. 09/28/16 Meeting Minutes
5. 10/12/16 Meeting Minutes

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *November 9, 2016.*

MEETING POSTINGS:

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