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TOWN OF UXBRIDGE

Posted by  
Uxbridge  
Town Clerk

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, November 9, 2016 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

*Continued from October 19, 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 19, 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.

3. **FY17-15, 85 Chestnut St, Preliminary Subdivision Application** - The Owners/Applicants of record, **Richard & Valerie Aguiar**, are seeking approval of a Preliminary Plan to construct a six (6) lot residential subdivision. Property is located on **85 Chestnut Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 44, Parcel 494. The title to said land is recorded in the Worcester District Registry of Deeds Book 22965, Page 3; Property is located in an agricultural zone.

4. **FY17-16, 124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Special Permit Application** - The Applicant of record are **Cumberland Farms, Inc.** and the owners of record, **Richard & Edward Riley, Lori & Scott Brady, Blackstone Realty, LLC, & Blackstone Realty, LLC** are seeking a **Special Permit** to raze the existing site and construct/operate a 4,786 square foot retail convenience store with automobile fillings stations; six (6) fueling stations/12 fueling positions including diesel. Properties are located on **124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Uxbridge, MA**. The properties are shown on the Town of Uxbridge Assessor's Map 304, Parcels 2966, 2967, 2964, & 2958. The titles to said land are recorded in the Worcester District Registry of Deeds Books 34960, 41846, 18685, & 20548 Pages 391, 394, 305, & 195; Properties are located in a Business zone.

5. **FY17-01TH, Scenic Road Authorization Application** - The Applicant of record, **National Grid, 245 South Main Street, Hopedale, MA 01747**, is seeking approval for routine tree trimming, new construction pruning and tree removal on designated Scenic Roads. These roads include, Chocolog

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, November 9, 2016**

Road, Elmwood Avenue, Chestnut Street (from Aldrich Street to Elmwood Avenue), South Street and Chapin Street. Trimming and removal would be in association with National Grid's Distribution Line Clearance Specifications. Any objections to this work must be submitted in writing to the Planning Board/Tree Warden, prior to or during the hearing. All comments shall be sent to: Tree Warden c/o Uxbridge Planning Board, 21 South Main Street, Uxbridge, MA 01569.

**III. BUSINESS**

**1. Planning Board Annual Report**

**2. Gravel Operations Review:**

500 Chocolog Rd\*\*  
27 Henry St  
23 Lackey Dam Rd\*\*  
155 Laurel St\*\*  
189 Mendon St\*\*  
290 Millville Rd  
775 Millville Rd,  
0 Old Elmdale Rd  
183 Providence St\*\*  
762 Quaker Hwy  
605 Quaker Hwy  
354 Quaker Hwy\*\*  
354 Quaker Hwy\*\*  
308 Quaker Hwy\*\*  
869 Quaker Hwy\*\*  
869 Quaker Hwy\*\*  
442-454 Quaker Hwy\*\*  
220 Quaker Hwy\*\*  
0 River Rd  
175 South St  
175 South St\*\*  
346 Sutton Street\*\*  
795 W Hartford Ave\*\*  
790 W Hartford Ave\*\*  
790 W Hartford Ave\*\*  
275 West River Rd\*\*

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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
6. 10/19/16 Meeting Minutes
7. Invoices

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

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *November 30, 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.