



DEC 8 '16 PM 3:53

Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

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

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchant

I. CALL TO ORDER

II. PUBLIC HEARINGS

*Continued from November 30, 2016*

1. **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. **Crash data -UXPD**

*Continued from November 30, 2016*

2. **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.

a. **Abutters email/comments**

b. **Crash data -UXPD**

IV. BUSINESS

*PH closed November 9, 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

**UXBRIDGE PLANNING BOARD AGENDA continued  
WEDNESDAY, December 14, 2016**

a. Decision draft

**4. ANR -183 & 197 Providence Street**

**5. Rogerson Commons/Crossing**

- a. Updates & Discussion re: recording
- b. Graves Engineering Site Visit Report
- c. Graves Engineering Memo re: road base gravel report

**6. Walnut Grove/Calvary Crossing, bond reduction request**

- a. Bond amount as of October 2016
- b. General Discussion

**7. Meadowbrook Knoll –Freedom’s Way**

- a. Informal discussion regarding future application to add 2 additional lots

**8. Gravel Operations Review/Updates/Violations/General Discussion**

**9. Master Planning**

**V. MINUTES/MAIL/INVOICES**

- 1. 09/14/16 Meeting Minutes
- 2. 10/19/16 Meeting Minutes
- 3. 11/09/16 Meeting Minutes
- 4. Invoices

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

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