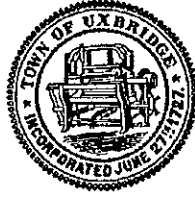


T/C



JAN 9 11 40 AM '17

TOWN OF UXBRIDGE

Posted by
Uxbridge
Town Clerk

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, January 11, 2017 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

- I. CALL TO ORDER
- II. PUBLIC HEARINGS

Continued from December 28, 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 December 28, 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. *****Applicant has requested a continuance to the next PB meeting on Jan. 25th**

3. **CITIZEN'S PETITION:** To see if the Town will vote to amend the zoning map incorporated into its zoning bylaws by rezoning the following parcels to the Residential A zone from the existing Business zone: a parcel of land located at **124/126 N Main St** and shown on Uxbridge assessors map 18b as lot 2966, containing 7062 sq. ft and more particularly described in a deed recorded in the Worcester District Registry of Deeds book 34960 pg 391 and also a parcel of land located at **128/130 N Main St** and shown on Uxbridge assessors map 18b as lot 2967, containing 6534 sq. feet and more particularly described in a deed recorded in the Worcester District Registry of Deeds book 41846 page 394, thereby extending the Residential A zone on the westerly side of North Main Street; or take any other action relating thereto."

**UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, January 11, 2017**

IV. BUSINESS

PH closed November 9, 2016; continued thru December 14th & 28th, 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
 - a. Revised Waivers
 - b. Revised Decision draft

2. **FY17-19, Definitive Subdivision** – The owner of record, **Bonsmith, LLC/James Smith** is seeking approval for a **Definitive Subdivision** to construct two (2) single family residential building lots. Property is located on **Summit Estates, 65 Richardson Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 29, Parcel 1227. The title to said land is recorded in the Worcester District Registry of Deeds Book 56339, Pages 279. Property is located in a Residential-C zoning district.
 - a. Waiver List
 - b. Decision Draft
 - c. Plans with required revisions

3. **175 South Street, Gravel Permit Application**
 - a. Review Cease & Desist Order
 - b. Review Permit

4. **ANR: FY17-21, Hyde Park Circle/Crownshield Ave (Ledgemere)**

5. **Gravel Operations Review/Updates/Violations/General Discussion**
 - a. 775 Millville Rd

6. **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. 11/30/16 Meeting Minutes
5. 12/14/16 Meeting Minutes

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

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, January 25, 2017.

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.