



## TOWN OF UXBRIDGE

Posted by  
Uxbridge  
Town Clerk Meeting CancellationBoard or Commission: UXBRIDGE PLANNING BOARD AGENDAMeeting Date: WEDNESDAY, April 12, 2017 - 7:00 PMPlace: Board of Selectmen Meeting RoomAuthorized Signature: Lynn Marchand

## I. CALL TO ORDER

## II. PUBLIC HEARINGS

*Continued from March 22, 2017*

1. **FY17-23 Special Permit & Preliminary Subdivision Application** - The Owners of record, **Arnold S. & Sylvia A. Baker**, and applicant of record, **JLT Development, LLC/James Tetreau/Timothy Barlow**, are seeking approval of a **Definitive Subdivision (Residential Conservation Development)** to construct a residential conservation development, **Trowbridge Acres**, including 640 foot long road with twelve (12) lots. Property is located on **434 Sutton Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 4, Parcel 2976. The title to said land is recorded in the Worcester District Registry of Deeds Book 5656 Page 319 and is free of encumbrances except for the following 200' wide New England Power Company easement at southwest corner of parcel; parcel currently under Chapter 61A for land growing agricultural use.; Property is located in an agricultural zone.

*Continued from March 22, 2017*

2. **FY17-25, 785 Quaker Hwy., Special Permit Application** - The Owner/Applicant of record, **EI-Massih Enterprises, LLC/Fadi El-Massih**, is seeking a **Special Permit** to construct a gas service station and retail convenience store, with a future drive through, and associated earthwork, paving utilities, and landscaping. Property is located on **785 Quaker Highway, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 51, Parcel 188. The title to said land is recorded in the Worcester District

*Continued from March 22, 2017*

3. **FY17-26, 671 Quaker Hwy., Special Permit Application** - The Owner/Applicant of record, **Cardinal Enterprises Realty, LLC/Denis Dorr**, is seeking a **Special Permit** to construct a fuel station and doughnut shop, with a future drive thru, with associated earthwork, paving utilities, and landscaping. Property is located on **671 Quaker Highway, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Maps 45 & 50, Parcels 3895 & 711. The title to said land is recorded in the Worcester District Registry of Deeds Books 4530 & 42585 Pages 396 & 253; Property is located in a Business zone.

- a. Revised Plans
- b. Traffic Impact Analysis
- c. Impact Statement
- d. 03/29/17 Peer Review Comment Responses

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, April 12, 2017**

*Continued from March 22, 2017*

4. **FY17-22 Special Permit Modification Application** - The Applicant **Eli Laverdiere & Owners Paul & Kathleen Laverdiere**, are seeking approval for a proposed subdivision on a plan entitled Road Acceptance Plan dated August 11, 2015. Property is located on **15, 16 & 19 Storey Lane**. The property is shown on the Town of Uxbridge Assessor's Map 11, Parcels 1083, 1825, 1818. The title to said land is recorded in the Worcester District Registry of Deeds Book 38887 Pages 369, 367, & 371; Property is located in an Agriculture Zone
  
5. **FY17-27 Earth Removal Application** - The Owner/Applicant, **Immanuel Corp.**, is seeking an **Earth Removal Permit** to remove 12,000 cubic yards of sand and gravel at **775 Millville Rd.** The property is shown on the Town of Uxbridge Assessor's Map 46 Parcel 2079. The title to said land is recorded in the Worcester District Registry of Deeds Book 4457 Page 201; Property is located in Residence C Zone.
  - a. 03/31/17 Graves Engineering Review
  
6. **FY17-28, Meadow Brook Knoll/Freedom's Way.** The Owner/Applicant, **Gray Wolf Development Corp./Michael J. Salvador**, is seeking a **Definitive Subdivision Modification** to have an extension of the time, to March 22, 2020, to complete the project, 16 lots on Freedom's Way, subject to all the same conditions previously approved. The property is shown on the Town of Uxbridge Assessor's Map 20 Parcels 1331, 1361, 1383, 1415, 1445, 2126, 2161, 2169, 2258, 2278, 2288, 536, 564, 629, 678, 681. The title to said land is recorded in the Worcester District Registry of Deeds Books 27478 & 55214 Pages 044 & 346; Property is located in Residence C Zone.

7. **ARTICLE 17: EXCAVATIONS AND FILLING PROJECTS**

To see if the Town will vote to replace Chapter 181: EXCAVATIONS / FILL of the Uxbridge General Bylaws with Chapter 181: EXCAVATIONS and Chapter 182: FILLING PROJECTS, as attached. Or take any other action relating thereto.

*Sponsor: Planning Board*

- a. Favorable/Unfavorable action

8. **ARTICLE 18: CITIZEN'S PETITION - AMEND THE ZONING BYLAWS, CHAPTER 400 ARTICLE VII, SECTION 400-32 RETREAT LOTS**

*Citizen's Petition*

Articles/citizen petitions are on file at the Town Clerk's office and may be reviewed during normal business hours.

- a. Favorable/Unfavorable action

III. **BUSINESS**

1. **ARTICLE 16: NON CRIMINAL DISPOSITION**

To see if the Town will vote to amend the General Bylaws of the Town by adding a new Chapter 232 as set forth below, titled "Non Criminal Disposition" for use by certain Town departments, boards, committees, agencies or officers under Massachusetts General Laws 40§ 21 D.

- a. Discussion/Informal recommendations

**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**  
**WEDNESDAY, April 12, 2017**

*PH closed on March 22, 2017*

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. Decision draft

*PH closed on March 22, 2017*

3. **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. Decision draft

4. **ANR: FY17-30, 19 Lake Street**
5. Revision discussion –Subdivisions Rules & Regs
6. Master Planning

**IV. MINUTES/MAIL/INVOICES**

1. 01/11/17 Meeting Minutes
2. 02/15/17 Meeting Minutes
3. 02/22/17 Meeting Minutes
4. 03/01/17 Meeting Minutes –executive session
5. 03/08/17 Meeting Minutes
6. 03/22/17 Meeting Minutes –executive session
7. 03/22/17 Meeting Minutes
8. Invoices
9. Worcester Registry of Deeds Board member/term update form

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

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, April 26, 2017.**

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