



APR 26 '17 AM 8:53

Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

**NO QUORUM\***

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, April 26, 2017 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

*Continued from April 12, 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.

a. 04/19/17 Graves Review

*Continued from April 12, 2017*

2. **FY17-25, 785 Quaker Hwy. Special Permit Application** - The Owner/Applicant of record, **EI-Massih Enterprises, LLC/Fadi EI-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

a. To be continued per request of the applicant

*Continued from April 12, 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, Parcels 389. The title to said land is recorded in the Worcester District Registry of Deeds Books 42585 Pages 253; Property is located in a Business zone.

*Continued from April 12, 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

**UXBRIDGE PLANNING BOARD AGENDA continued**  
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is recorded in the Worcester District Registry of Deeds Book 38887 Pages 369, 367, & 371; Property is located in an Agriculture Zone

*Continued from April 12, 2017*

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. Schedule site walk
  
6. **FY17-29 Definitive Subdivision Modification Application - The Owners Robert O. & Nancy J. Richardson**, are seeking approval, on a private road, for a proposed definitive subdivision modification; waivers from the typical subdivision construction standards, on a Plan entitled Three Lots Road dated March 7, 2017. Properties are located on **Three Lots Road** off East Street. The property is shown on the Town of Uxbridge Assessor's Map 31, Parcels 1149, 1184, and 1185. The title to said land is recorded in the Worcester District Registry of Deeds Book 42179 Page 184; Property is located in Residence C zone.
  - a. Revised Plan
  - b. 04/11/17 Graves Review
  - c. Waiver List

**IV. BUSINESS**

1. **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.
  - a. Decision draft
  
2. Eber Taft
  - a. Continued discussion on future development
  - b. Discussion regarding minimum roadway construction of unimproved roads
  
3. Master Planning
4. Revised PB application checklist drafts

**V. MINUTES/MAIL/INVOICES**

1. 03/22/17 Meeting Minutes
2. 04/12/17 Meeting Minutes

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

**VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, May 10, 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.