



OCT 25 '17 4:11:09

TOWN OF UXBRIDGE

Posted by
Uxbridge
Town Clerk

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, October 25, 2017 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from October 11, 2017

1. **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 Registry of Deeds Book 40841 Page 89; Property is located in a Business zone.

- a. Continued to the next Planning Board meeting per applicant's request.

Continued from October 11, 2017

2. **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 **0 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 Residential-C Zone.

- a. Continued to the next Planning Board meeting per applicant's request.

3. **FY16-08 Special Permit Modification Application** - The **Owner of record, 510 Hartford Avenue West LLC** and the **Applicant, Christopher Cowan**, are seeking a **Special Permit Modification** to extend the date for commencement of construction for an additional year. Property is located at **510 Hartford Ave West, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 16, Parcel 3881. The title to said land is recorded in the Worcester District Registry of Deeds Book 54772, Page 72; Property is located in an agricultural zone.

III. BUSINESS

1. **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.

- a. Continued to the next Planning Board meeting per applicant's request.

**UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, October 25, 2017**

2. Meadowbrook Knoll/Freedom's Way

- a. Lot Release

3. Summit Estates

- a. Covenant release

4. Master Planning

5. Planning Board vacancy

6. Subdivision Rules & Regulations

- a. Private Roads
- b. Unimproved Roads
- c. Updated Figures/Drawings

7. Importation/Exportation Update

- a. 175 South Street
- b. 0 Millville Road

8. 2018 SATM Warrant Article –draft amendment of UZBL Article 9 §400-50 H. changing "within 24 months" to "not more than 3 years" per August 10, 2016 MGL Chapter 40 §9 change.

9. Review and sign FY2017 PB Annual Report

10. Sign previously approved Gravel Permit: 155 Laurel Street

IV. MINUTES/MAIL/INVOICES

- 1. 09/13/17 Meeting Minutes –Revised
- 2. 09/27/17 Meeting Minutes
- 3. 10/11/17 Meeting Minutes

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

- 1. Discuss November Planning Board Meeting schedule

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, TO BE DETERMINED

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.