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Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, December 6, 2017 - 7:00 PM

Place: Lower Town Hall

Authorized Signature: \_\_\_\_\_

*Lynn Marchand*

I. CALL TO ORDER

1. Welcome new alternate member

II. PUBLIC HEARINGS

*Continued from November 15, 2017*

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

*Continued from November 15, 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.
3. **FY18-04 Special Permit**- The Owners of record, **Newell Road Associates/James D. Schwartz, Uxbridge Realty Dev Tr/George Kurzon, and Blackstone Trust/Joel Kurzon**, and the Applicant, **ForeFront Power, LLC**, are seeking a **Special Permit** to install a four (4) MW AC PV solar electricity generating project. Property is located at **0 Depot St., 0 South Main St., & 25 Newell Rd., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Maps 25, Parcels 2065, 4434. The title to said land is recorded in the Worcester District Registry of Deeds Books 16649 & 14490, Pages 142 & 163; Property is located in an Industrial Zone, Groundwater Protection Overlay District, and 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. Updated Plan
- b. Decision draft

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, December 6, 2017**

2. **Autumn Vista, Covenant release/Bond discussion and any actions related thereto**
3. **Cobbler's Knoll, Covenant release/Bond discussion and any actions related thereto**
4. **1025-1045 Quaker Hwy -ANR**
5. **Eber Taft Rd -ANR**
6. **Taft Hill Subdivision/S&B Land Development, Lot Release discussion and any actions related thereto**
7. **Master Planning**
8. **Subdivision Rules & Regulations**
  - a. Private Roads
  - b. Unimproved Roads
  - c. Updated Figures/Drawings
  - d. Set public hearing

**IV. MINUTES/MAIL/INVOICES**

1. 11/15/17 Meeting Minutes
2. Invoices (over \$600)

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

1. Sign previously approved ANR's (Aldrich St & 814 Douglas St)
2. Revised amount –revote Bond release for Aldrich Brook Estates/Clark Road

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, TBT.**

**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.