



JAN 07 10:58 PM '18

Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, January 10, 2018 - 7:00 PM

Place: Board of Selectmen's Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from December 6, 2017; PH opened 4/12/17

1. **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. updated plan

Continued from December 6, 2017; PH opened 12-6-17

2. **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.
 - b. 12-07-17 Communication re:importation permit
 - c. 12-18-17 Graves Review #2
 - d. 12-19-17 Fire Chief's comments
 - e. 12-19-17 Memo from ConCom to PB

III. BUSINESS

PH opened 3/22/17; PH closed 6/14/17

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, January 10, 2018

2. Hecla Village Subdivision, Bentley Dr. & Kieronski Court – Discussion of Determination of Completeness and any actions related thereto.
 - a. Revised As-Built & Road Acceptance Plans
 - b. 12/06/17 Plan Review Comment Responses to Graves Eng. & DPW
 - c. 12/18/17 Graves Review
3. **Cobbler's Knoll, discussion and any actions related thereto.**
 - a. Covenant/Bond discussion
 - b. Open Space Agreement discussion
 - c. Recorded Decision discussion
4. **1025-1045 Quaker Hwy –ANR**
5. **175 South Street, Discussion and any actions related thereto regarding:**
 - a. Final grading and leveling (due 10/15/17) UGBL§181-6B
 - b. Annual report not received (due 12/11/17) UGBL§181-8A
 - c. No inspection by Graves Engineering's (due 11/2017) to verify restoration UGBL§181-8B
 - d. Renewal application not received (Expiration 1/11/18)
 - e. Cash bond; adjust/increase to comply with current 5/9/17 General bylaw UGBL§181-6E

1. **PB sponsored 2018 SATM Warrant Article –discussion and any actions related thereto.**

- a. Amendment to the Zoning Bylaws Article 9 §400-50H

2. **Master Planning**

3. **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. 12/06/17 Meeting Minutes
3. Invoices (over \$600)

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *January 24, 2018.*

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.