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Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, February 28, 2018 - 7:00 PM

Place: Board of Selectmen's Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from January 24, 2018; 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.

Continued from January 24, 2018; 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.
 - a. Review reply comments to: Graves Eng., BOH, DPW
 - b. Easement letter
 - c. Revised Plans
 - d. Revised Stormwater
3. **FY18-08, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 3073. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 11). Property is located in an Agricultural zoning district.
4. **FY18-09, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 1485. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 9). Property is located in an Agricultural zoning district.

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5. **FY18-10, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located 10n **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 1541. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 1). Property is located in an Agricultural zoning district.

IV. 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.
2. **Cobbler's Knoll, discussion and any actions related thereto.**
 - a. Covenant/Bond discussion
 - b. Open Space Agreement discussion
 - c. Graves Engineering bond recommendation
3. **Forest Glen Estates –discussion regarding a construction change**
 - a. Plan
4. **FY18-11, Hyde Park Circle, ANR, 4 lots.**
5. **Planning Board proposed sponsored 2018 SATM Warrant Articles –discussion and any actions related thereto.** **full text is available in the Land Use Office*
 - a. **Acceptance of M.G.L. Chapter 40, Section 58:** to see if the Town will vote to accept the provisions of M.G.L. Chapter 40, Section 58, to establish a municipal charges lien for the purpose of unpaid engineering review fees.
 - b. **Amendment to Uxbridge Zoning Bylaw - §400-32, Retreat Lots:** Amend conditions relative to Retreat Lots
 - c. **Amendment to Uxbridge Zoning Bylaw –Appendix A –Table of Use Regulations:** Inclusion of Warehouse & Distribution in the Industrial Zone.
 - d. **Zoning Bylaw Amendment Definitions (Green Community):** To see if the Town will vote to amend the Definitions
 - e. **Zoning Bylaw Amendment/Renewable or Alternative Energy Facilities (Green Community):** To see if the Town will vote with regard to renewable or alternative energy facilities.
6. **Planning Board proposed co-sponsored (with Board of Health) 2018 SATM Warrant Articles – discussion and any actions related thereto.** **full text is available in the Land Use Office and the Board of Health Office.*
 - a. **Adoption of the Stretch Code:** entitled "Stretch Energy Code"

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.

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7. **183/197 Providence St.** –stormwater issue (Dr. Tapscott)

8. **Master Planning**

V. MINUTES/MAIL/INVOICES

1. 01/10/18 Meeting Minutes
2. 01/24/18 Meeting Minutes
3. Invoices (over \$600)

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

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *March 14, 2018.*

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