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Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, May 23, 2018 - 7:00 PM

Place: Board of Selectmen's Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

*Continued April 25, 2018; PH opened 12-6-17*

1. **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. 03/26/18 Town Counsel, Fire, & DPW comments –easement, access, safety
  - b. 03/26/18 Forefront Power reply
  - c. 04/30/18 Summary of changes based on comments
  - d. 05/03/18 Revised Plans & Stormwater
  - e. 05/03/18 Graves Review

*Continued from April 25, 2018, PH opened on 2/28/18*

2. **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.

*Continued from April 25, 2018, PH opened on 2/28/18*

3. **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.

*Continued from April 25, 2018, PH opened on 2/28/18*

4. **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

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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 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.

- a. Financial Issue resolution 4/10/18
- b. Town Counsel's email 3/1/18 re: clean up plan due 4/10/18

*Continued from April 25, 2018, PH opened on 4/11/18*

5. **FY18-12 Special Permit Application/Solar** - The **Owner of record, Mr. Richard Hurteau** and the **Applicant, ZPT Energy Solutions, LLC/Ernest Mello**, are seeking a **Special Permit** to construct a ground mounted 3.0MW (AC) photovoltaic solar array, associated equipment, an access driveway, fencing, and stormwater management system. Property is located at **Quaker Street, Uxbridge, MA.** The property is shown on the Town of Uxbridge Assessor's Map 051, Parcel 2341. The title to said land is recorded in the Worcester District Registry of Deeds Book 17112, Page 323; Property is located in an agricultural zone.
  - a. 04/19/18 Letter from Attorney Kiritsy
  - b. 04/24/18 Graves Review
  - c. 05/01/18 Town Counsel's remarks
  
6. **FY18-16 Definitive Subdivision Application** - The **Owners of record, Uxbridge Woods Realty Trust/Mark Foss, Trustee and Harris Avenue Realty Trust/Mark Foss, Trustee and Applicant of record, Campanelli Development, LLC** are seeking a **Definitive Subdivision Approval** to construct a five (5) lot industrial subdivision with 2 roads [Road A & Road B with proposed street names of Campanelli Drive & Campanelli Drive Extension]; Four (4) lots will have frontage on the subdivision roads, one (1) lot will have frontage on High Street. The four (4) lots on the subdivision roadway will total approximately 178 acres and the remaining lot will be approximately 11 acres. The property will be utilized for warehouse and distribution development with no sidewalks proposed. Property is located on **612 & 626 Douglas Road (Route 16) and 600 High Street, Uxbridge MA.** The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 3589 & 1746 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Books 18685, 43078, & 52418 Pages 269, 258 & 337; Property is located in the Industrial Zone.
  - a. 05/01/18 Graves Review #1
  
7. **FY18-17 Special Permit Application** - The **Owners of record, Uxbridge Woods Realty Trust/Mark Foss, Trustee and Harris Avenue Realty Trust/Mark Foss, Trustee and Applicant of record, Campanelli Development, LLC** are seeking a **Special Permit** for a major non-residential project creating a gross floor area greater than 20,000 square feet and providing more than 50 parking spaces. Property is located on lots 1 and 4 of **612 & 626 Douglas Road (Route 16) and 600 High Street, Uxbridge MA.** The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 3589 & 1746 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Books 18685, 43078, & 52418 Pages 269, 258 & 337; Property is located in the Industrial Zone.
  - a. 05/01/18 Graves Review #1
  
8. **FY18-18 Fill/Importation Permit Application** - The **Owners of record, Uxbridge Woods Realty Trust/Mark Foss, Trustee and Harris Avenue Realty Trust/Mark Foss, Trustee and Applicant of record, Campanelli Development, LLC** are seeking a **Fill/Importation Permit** to import earth materials for construction of base gravel for driveways and parking lots and structural fill for the buildings. Property is located on **612 & 626 Douglas Road (Route 16) and 600 High Street, Uxbridge MA.** The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 3589 & 1746 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Books 18685, 43078, & 52418 Pages 269, 258 & 337; Property is located in the Industrial Zone.
  - a. 05/01/18 BOH comments

**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.

**UXBRIDGE PLANNING BOARD AGENDA continued**  
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- b. 05/21/18 Graves Review #1

*Continued from April 25, 2018*

- 9. **Subdivision Rules & Regulations** –In accordance with Massachusetts General Law (MGL) Chapter 41 Section 81Q, the Planning Board is seeking to improve subdivision guidelines by amending the Subdivision Rules and Regulations in order to assure conformance with the requirements of public health, safety, and welfare and to advance the sound development of the Town in accordance with MGL Chapter 41 Section 81M.
  - a. Revision draft

**III. BUSINESS**

- 1. **ANR 260 & 262 Douglas St.**
  - a. 11/07/90 ZBA Decision
  - b. ZEO letter & reply from Attorney Cove
- 2. **ANR 119 & 141 Albee Rd.**
- 3. **Hecla Village**
  - a. Tri-Party Agreement release
- 4. **Trowbridge**
  - a. Land Trust
  - b. Open Space
  - c. Town Counsel's recommendation
  - d. Pre-construction meeting discussion
- 5. **Spruce Hill Estates, Peter Street**
  - a. Graves Engineering report
  - b. Bond
  - c. Process –Town Counsel's comments 4/30/18, 5/1/18, 5/2/18
- 6. **Third-party Engineering Review Company**
  - a. Discuss
  - b. Vote to have TM's office get 3 quotes
  - c. Make a recommendation

**IV. MINUTES/MAIL/INVOICES**

- 1. 02/28/18 Meeting Minutes
- 2. 04/25/18 Meeting Minutes
- 3. Invoices (over \$600)

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

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, June 6, 2018 w/ZBA & a regular meeting on WEDNESDAY, June 13, 2018.**

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