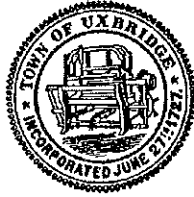


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Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, July 11, 2018 - 7:00 PM

Place: Board of Selectmen's Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from June 27, 2018, PH opened on 2/28/18

1. **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 June 27, 2018, PH opened on 2/28/18

2. **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 June 27, 2018, PH opened on 2/28/18

3. **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 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

UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, July 11, 2018

III. BUSINESS

PH closed 5/23/18

1. **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. Decision draft -revised
2. **King Street Estates**
 - a. Private Road Maintenance Agreement amendment
 - b. 2017 Covenant Amendment
 - c. 2007 Covenant Release Request
3. **Palomino Estates/Royal Steed Ct.**
 - a. 06/04/18 Letter requesting discussion of subdivision status
 - b. 12/04/13 PB extension denial letter
4. **Forefront Power**
 - a. Mylars
5. **Spruce Hill Estates, Peter Street**
 - a. Discuss status of Spruce Hill Estates –notices sent.
 - b. Bond
 - c. Process –Town Counsel's comments 4/30/18, 5/1/18, 5/2/18
 - d. Discuss the process of taking the surety to complete the road and any action thereto
6. **Third-party Engineering Review Company**
 - a. Emailed two engineering firms (used by Northbridge & Douglas)
 - b. Make a recommendation or allow additional time to hear back from other firms
7. **Worcester Registry of Deeds PB member updates**
 - a. Sign

IV. MINUTES/MAIL/INVOICES

1. 06/27/18 Meeting Minutes
2. Invoices (over \$600) & CMRPC dues

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, July 25, 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.