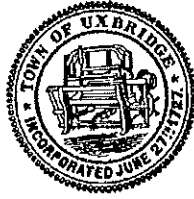


JUL 28 11 14 AM 2018



Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, July 25, 2018 - 7:00 PM

Place: Board of Selectmen's Meeting Room

Authorized Signature: *Lynn Marchant* P.B. Chair

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from July 11, 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 July 11, 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.

III. BUSINESS

PH opened on 2/28/18; PH closed on 7/11/18

1. **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
 - c. Decision draft

UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, July 25, 2018

PH closed 5/23/18; Deadline to act, 90-days (August 21, 2018)

2. **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

3. **FY18-16 Definitive Subdivision Application & 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
 - a. Surety discussion and take any action thereto
 - b. Lot Release discussion and take any action thereto
 - c. Preconstruction meeting discussion and take any action thereto

4. **Spruce Hill Estates, Peter Street**
 - a. Discuss status of Spruce Hill Estates -1 notice rcv'd back "return to sender" (developer) and the notice was picked up. (attorney)
 - b. Bond update as of 6/30/18
 - 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

5. CMRPC delegate
 - a. Select FY2019 PB delegate

IV. MINUTES/MAIL/INVOICES

1. 07/11/18 Meeting Minutes
2. Invoices (over \$600)

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 8, 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.