



NOV 8 '18 PM 12:45

Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, November 14, 2018 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

1. The holiday meeting schedule will be as follows:  
There will be no Planning Board meetings on November 28<sup>th</sup> and December 26<sup>th</sup>.  
The next Planning Board meeting will be on Wednesday December 12<sup>th</sup> at 7 p.m.

II. PUBLIC HEARINGS

- Continued from October 24, 2018, PH opened on 9/12/18*

  1. **FY19-03, Definitive Subdivision Application – The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of a Definitive Subdivision Plan to create 23 Residential Building Lots, Elmdale Estates and (1) parcel of land, which is not to be considered a building lot, to be served by the extension of Old Elmdale Road and the creation of two roadways having a total centerline length of 2,375± linear feet. Property is located on 0 Old Elmdale Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residential A Zone.**
    - a. **CONTINUED PER APPLICANT REQUEST TO DECEMBER 12, 2018 MEETING DATE**
- Continued from October 24, 2018, PH opened on 9/12/18*

  2. **FY19-04 Exportation Application Exportation Application - The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of an Exportation Permit to perform earthwork with project design results/volume estimate to be 621,381 cubic yards of cut, 35,640 cubic yards of fill with a net result of 585,741 cubic yards of cut. Property is located on 0 Old Elmdale Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172. Property is located in Residential A Zone.**
    - a. **CONTINUED PER APPLICANT REQUEST TO DECEMBER 12, 2018 MEETING DATE**
- Continued from October 24, 2018, PH opened on 10/24/18*

  3. **FY19-08, Special Permit Application - The Owners and applicants of record, TDJ Materials, LLC and Gerald A. & Mary L. Lemire, are seeking a SPECIAL PERMIT to construct self-storage units totaling 102,000± square feet within the Waucantuck Adaptive Reuse Overlay District. Property is located on 300 Mendon Street, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcels 2413, 2467, & 2475. The title to said land is recorded in the Worcester District Registry of Deeds Books 46744, 49951, & 45280 Pages 1217, 357, and 83. Property is located in Residential B Zone.**
    - a. Abutter comments
    - b. Revised Site Plan
    - c. W.A.R.O.D. Zoning Bylaw

**UXBRIDGE PLANNING BOARD AGENDA continued  
WEDNESDAY, November 14, 2018**

**III. BUSINESS**

4. **ANR, FY19-11, 175 Hartford Ave West**
5. **ANR, FY19-10, West St. & Stanphyl Rd**
  - a. 2015 ZBA Variance & Meeting Minutes
  - b. 2016 ANR
6. **Palomino Estates/Royal Steed Ct**
  - a. Informal discussion regarding property development options
7. **Quaker St**
  - a. Discussion regarding ZBA Variance granted and existing PB decision/Special Permit Conditions
8. **FY19-06, 155 Laurel Street**
  - a. Review and sign permit
9. **Calvary Crossing/Walnut Grove**
  - a. Sign Mylars

**IV. MINUTES/MAIL/INVOICES**

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

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

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, December 12, 2018  
NO MEETING ON NOVEMBER 28<sup>TH</sup>**

**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.