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DEC 10 '18 PM 12:07



Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, December 19, 2018 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Maschard

I. CALL TO ORDER

- 1. There will be no Planning Board meeting on December 26th.
The next regular Planning Board meeting will be on Wednesday January 9, 2019 at 7 p.m.

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

III. PUBLIC HEARINGS

Continued from November 14, 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 JANUARY 23, 2018 MEETING DATE**

Continued from November 14, 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 JANUARY 23, 2018 MEETING DATE**

Continued from November 14, 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. 11/30/18 Revised Site Plan
 - b. Town Counsel's

UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, December 19, 2018

4. **FY19-12, Special Permit/Retreat Lot** – The owners/applicants of record, **Denis J. Dorr & Frances L. Dorr**, are 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 **175 Hartford Ave West**. The property is shown on the Town of Uxbridge Assessor's Map 11, Parcel 3736. The title to said land is recorded in the Worcester District Registry of Deeds Book 59552, Page 36. Property is located in Residence-C zone.
5. **FY19-13, Special Permit/Retreat Lot** – The owner, **Cynthia LaFrance** & applicant of record, **Ron Parsons** are seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Properties are located on **125 Stanphyl Road and 619 West Street**. The property is shown on the Town of Uxbridge Assessor's Maps 32 & 37, Parcels 3087 & 852. The title to said land is recorded in the Worcester District Registry of Deeds Books 44412 & 38891, Pages 370 & 177. Property is located in an Agricultural zoning district.
 - a. Town Counsel's comments

IV. BUSINESS

1. **Quaker St**
 - a. Town Counsel's comments
 - b. Discussion regarding ZBA Variance granted and existing PB decision/Special Permit Conditions
2. **FY19-14, Stanphyl Road & West Street -ANR**
3. **Calvary Crossing**
 - a. Performance bond release
 - b. 53G Engineering review deposit release
4. **Eber Taft**
 - a. Informal discussion
5. **Annual Planning Board Report**
 - a. Review/Revise/Approve

V. MINUTES/MAIL/INVOICES

1. 11/14/18 Meeting Minutes
2. Invoices (over \$600)

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, January 9, 2019
NO MEETING ON DECEMBER 26TH.

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.