



Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, January 23, 2019 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: \_\_\_\_\_

*Lynn Maschand*

I. CALL TO ORDER

II. PUBLIC HEARINGS

*Continued from January 9, 2019, 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.**

*Continued from January 9, 2019, 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.**

*Continued from January 9, 2019, PH opened on 1/9/19*

3. **FY19-15 Definitive Subdivision Application - The Owner of record, 1025-1045 Quaker Highway Realty Trust, is seeking a Definitive Subdivision Approval to construct a five (5) lot industrial subdivision including the construction of a roadway with grading, drainage, and utilities. Property is located on 1025 & 1045 Quaker Highway, Uxbridge MA. The property is shown on the Town of Uxbridge Assessor's Map 56, Lots 2117 & 2853. The titles to said land are recorded in the Worcester Registry of Deeds Books 52700 Pages 79; Property is located in the Industrial Zone.**
  - a. 12/27/18 Graves review
4. **FY18-03MOD, Special Permit Modification Application - The Owner of record, Richard Hurteau, is seeking a Special Permit modification amending Condition #6 of the August 8, 2018 Planning Board Special Permit Decision. Property is located on 0 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.**

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, January 23, 2019**

**III. BUSINESS**

*PH closed on 12/19/18*

1. **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. Decision draft

*PH closed on 12/19/18*

2. **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
  - a. Decision draft

*PH closed 01/09/19*

3. **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. Decision draft

*PH closed 01/09/19*

4. **FY19-17, Special Permit Application** - The Owner of record, **Christopher Cowan**, is seeking a **Special Permit** to construct a new building for operation of a veterinary clinic. Property is located on **510 West Hartford Ave., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 16, Parcel 3881. The title to said land is recorded in the Worcester District Registry of Deeds Book 44999, Page 242; Property is located in an agricultural zone.
  - a. Decision draft

*PH closed 01/09/19*

5. **FY19-18, Special Permit/Retreat Lot Application** - The Owner of record, **Herman R. Hathaway Realty Trust/Garrick Hathaway** is seeking a **SPECIAL PERMIT to construct a single-family dwelling**. Property is located on **1012 Hathaway Lane, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 47, Parcel 1556. The title to said land is recorded in the Worcester District Registry of Deeds Book 23030, Page 168. Property is located in an agricultural zone.
  - a. Decision draft

6. **FY19-14, Eber Taft Road –Road Improvement site plan review**
  - a. Graves Review

7. **Down East Subdivision, Tabor Rd.**
  - a. 12/11/18 Graves Engineering's revised construction estimate
  - b. Applicant's request for a bond reduction

**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**  
**WEDNESDAY, January 23, 2019**

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

**V. MINUTES/MAIL/INVOICES**

1. 01/09/19 Meeting Minutes
2. Invoices (over \$600)

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, February 13, 2019**

**MEETING POSTINGS:**

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