



APR 4 '19 PM 4:24

TOWN OF UXBRIDGE

Posted by
Uxbridge
Town Clerk

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, April 10, 2019 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from March 13, 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.**
 - a. **02/20/19 Graves Review**

Continued from March 13, 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.**
 - a. **02/20/19 Graves Review**

Continued from March 13, 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**

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4. **FY19-22, Definitive Subdivision Application** - The Owners of record, **Gerald W. Baker Jr. & Robert S. Baker** are seeking a **Definitive Subdivision Approval** to construct a two (2) lot subdivision on a private 40' right-of-way road with the proposed street name of Colonel Baker Lane. The two (2) lots on the subdivision roadway will total approximately 2.76 acres. Property is located on **111 Rivulet Street, Uxbridge MA** and is shown on the Town of Uxbridge Assessor's Map 12C, Parcel 2524. The title to said land is recorded in the Worcester Registry of Deeds Book 11000 Page 48; Property is located in the Residence C zone.

5. **FY18-17MOD Special Permit Application Modification** - The Owner/Applicant of record, **Medline Industries, Inc. c/o MRE UMA LLC**, is seeking a **Special Permit Modification** to raise the finish floor elevation by 4 feet with no change to the use, building design, parking, or impervious areas. Property is located on Lots 1 and 4 of **612 & 626 Douglas Road (Route 16) and 600 High Street, Uxbridge MA**. The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 1746 & 3589 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Book 59237 Page 347; Property is located in the Industrial Zone-B.

6. **FY18-18B-MOD Importation Application Modification & Renewal** - The Owner/Applicant of record, **Medline Industries, Inc. c/o MRE UMA LLC**, is seeking a **Modification** to extend the importation permit and to raise the finish floor elevation by 4 feet with a net import of approximately 82,640 cubic yards of fill with no change to the use, building design, parking, or impervious areas. Property is located on Lots 1 and 4 of **612 & 626 Douglas Road (Route 16) and 600 High Street, Uxbridge MA**. The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 1746 & 3589 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Book 59237 Page 347; Property is located in the Industrial Zone-B.

7. **2019 SATM Warrant Articles –PB non-binding vote per MGL Chapter 40A Section 5; also Land Use related Articles.**
 - a. **Article 27.** To see if the Town will vote to accept G.L. c. 40, s. 6N and adopt a General Bylaw Provision Implementing G.L. c. 40, s. 6N which allows temporary repairs to private ways.
Sponsor: Planning Board

 - b. **Article 28.** To see if the Town will vote to accept Chapter 245 of the Acts of 1988 which allows the Board of Selectmen to approve expenditures of up to \$100,000 of bonds or deposits held as security for subdivisions to complete subdivision work.
Sponsor: Planning Board

 - c. **Article 29.** To see if the Town will vote to revise UZBL § 400- 40 WMAROD, Waucantuck Mill Adaptive Reuse Overlay District with the attached revisions for the purpose of cleaning up the bylaw language.
Sponsor: Planning Board

 - d. **Article 30.** To see if the Town will vote to revise UZBL Article VI, Special Non-Residential Regulations with the attached revisions for the purpose of cleaning up the bylaw language and to revise the parking schedule.
Sponsor: Planning Board

 - e. **Article 31.** To see if the Town will vote to revise UZBL Appendix B, Table of Use Regulations with the attached revisions for the purpose of cleaning up the bylaw, language and allowing more businesses in the business and industrial zones.
Sponsor: Planning Board

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.

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- f. **Article 32.** To see if the Town will vote to revise UZBL Appendix B, Table of Dimensional Requirements with the attached revisions for the purpose of cleaning up the language.
Sponsor: Planning Board
- g. **Article 33.** To see if the Town will vote to change a specific portion of the amended zoning Bylaw, which permits Marijuana Establishments in zone Industrial B (IB) but not in Industrial A (IA), ONLY to include; cultivation, testing, research and product manufacturing for this zone, IA. Not to include retail distribution or treatment centers for zone IA.
Citizen's Petition
- h. **Article 12: CMRPC PER CAPITA RATE/APPROPRIATION;** To see if the Town will vote to approve a rate of 0.28637 cents per capita, as assessed upon the population of 13,457 persons in the Town of Uxbridge, as listed on the 2010 national census, and in doing so, vote to confirm the amount of \$3,853.68 appropriated for this purpose in this article to pay the Town's portion of the FY 2020 operating expenses of the Central Massachusetts Regional Planning Commission (CMRPC) pursuant to M.G.L. c. 40B, § 7, or take any other action relating thereto.
Sponsor: Town Manager
- i. **Article 17: DISPOSITION/LEASE OF TOWN OWNED PROPERTY: CELL TOWER LEASE** To see if the Town will vote to approve the disposition of a portion of the town-owned property, located at McCloskey Site , Uxbridge, MA, encompassing ___ square feet +/-, by leasing and authorizing the existence of a new cell tower, for a ___ of ___ years , said installation to be subject to the acceptance of an annual lease payment agreement and other terms as negotiated by the Town Manager; through acceptance of this article, the Town authorizes the Town Manager to negotiate any agreements pursuant to an affirmative vote of the Board of Selectmen and furthermore, the Town authorizes the Town Manager to execute any and all instruments as maybe necessary, subject to a favorable vote by the Board of Selectmen. And/or B. To see if the Town will vote to approve the disposition of a portion of the town-owned property, located at Hazel Street, Uxbridge, MA, encompassing ___ square feet +/-, by leasing and authorizing the existence of a new cell tower, for a ___ of ___ years , said installation to be subject to the acceptance of an annual lease payment agreement and other terms as negotiated by the Town Manager; through acceptance of this article, the Town authorizes the Town Manager to negotiate any agreements pursuant to an affirmative vote of the Board of Selectmen and furthermore, the Town authorizes the Town Manager to execute any and all instruments as maybe necessary, subject to a favorable vote by the Board of Selectmen.
Sponsor: Town Manager
- j. **Article 18: DECLARATION OF SURPLUS TOWN LAND: LOTS 4543 & 1334 MILLVILLE ROAD** To see if the Town will vote to authorize the Town Manager to declare lots 4543 & 1334 Millville Road as surplus town land.
Sponsor: Economic Developer & Community Planner
- k. **Article 19: DISPOSITION OF TOWN OWNED PROPERTY** To see if the Town will vote to authorize the Town Manager to enter into all agreements and execute any and all instruments as maybe necessary to sell such properties and any access easements in and to said properties, or take any action related thereto.
SPONSOR: Board of Selectmen

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- I. Article 20: SUBDIVISION OF MCCLOSKEY BUILDING/62 CAPRON ST.** To see if the Town will vote to authorize the Town Manager to subdivide the McCloskey Building/62 Capron Street as laid out by ___engineering and to enter into all agreements and execute any and all instruments as may be necessary to sell such properties and any access easements in and to said properties, or take any action related thereto.

SPONSOR: Board of Selectmen

- m. Article 23: STREET ACCEPTANCE: WATERMAN WAY** To see if the Town will vote to accept as a public way the street known as Waterman Way as laid out by the Board of Selectmen, and further authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, eminent domain, easements and appurtenant right in and for said way for the purposes for which public ways are used in the Town; Or take any action related thereto.

SPONSOR: Board of Selectmen

III. BUSINESS

- 1. FY18-16-SWM#2-MOD, Storm water management permit modification for Medline Industries Inc.**
 - a. Stormwater management permit modification related to raising the finish floor elevation by 4 feet with no change to use, building design, parking, or impervious areas.
- 2. FY19-21, ANR, Tea Party Dr./Ledgemere project**
 - a. Reconfiguring 4 Lots to create 7 Lots
- 3. FY19-14, Eber Taft Road –Road Improvement site plan review**
 - a. 1/16/19 Graves Review #1
 - b. 1/18/19 DPW Review #1
 - c. Town Counsel's comments regarding public road status
- 4. Down East/Tabor Road**
 - a. 03/26/19 Revised Triparty Agreement

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

- 1. Select dates to present Articles to FinCom & BOS**
- 2. Designate PB member(s) to attend FinCom & BOS public hearings to present PB Articles & provide/read the PB recommendations and votes on all Land Use Articles.**
- 3. Designate PB member(s) to attend Town Meeting to present PB Articles & provide/read the PB's recommendation and votes on all Land Use Articles.**

V. MINUTES/MAIL/INVOICES

1. 02/20/19 Meeting Minutes
2. 03/13/19 Meeting Minutes
3. 04/03/19 Meeting Minutes
4. Invoices (over \$600)

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, April 24, 2019

MEETING POSTINGS:

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