



TOWN OF UXBRIDGE

 Meeting CancellationBoard or Commission: UXBRIDGE PLANNING BOARD AGENDAMeeting Date: WEDNESDAY, April 24, 2019 - 7:00 PMPlace: Board of Selectmen Meeting Room

Authorized Signature: _____

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from April 10, 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 April 10, 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 April 10, 2019, PH opened on January 9, 2019

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. 03/29/19 Reply to Graves review
 - b. 03/29/19 Revised Plans
 - c. 03/29/19 Revised storm water management

UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, April 24, 2019

Continued from April 10, 2019, PH opened on April 10, 2019

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. **FY19-23, Special Permit Application** - The Owner/Applicant of record, **Campanelli Uxbridge II LLC**, is seeking a **Special Permit** pursuant to UZBL 400-20. The project consists of a proposed approximately 132,300 s.f. (not including mezzanine space) greenhouse and processing center on a portion of Lot 2. Lot 2 is currently 16.7 Ac. and will be subdivided to create a 6.4 acre lot (Lot 2A) for the development. The proposed establishment will consist of two approximately 55,600 s.f. green houses with one 21,000 s.f. processing centered between the greenhouses. The site features will include 68 vehicular parking spaces and two loading docks. Utilities will be provided from Campanelli Drive and will include sewer, water, gas, electric and communications. The project includes a storm water management system designed in accordance with DEP's Stormwater Management Handbook. As shown in the attached Stormwater Management Report the project will incorporate many Best Management Practices (BMPs), which will include deep sump catch basins, subsurface and surface infiltration/detention basins, and a long term pollution prevention operations and maintenance program for the entire site. Property is located on **100 Campanelli Drive, Lot 2 in the Campanelli Business Park**. The property is shown on the Town of Uxbridge Assessor's (formerly) Map 28, Parcel 1746. The title to said land is recorded in the Worcester Registry of Deeds Book 60079 Page 373; Property is located in the Industrial Zone-B.

6. **FY19-24, Importation Application** - The Owner/Applicant of record, **Campanelli Uxbridge II LLC**, is seeking an **Importation Permit** for importation of earth materials for project construction and will import approximately 5000 cubic yards of structural fill and pavement subgrade. Property is located on **100 Campanelli Drive/Lot 2, of the Campanelli Business Park**. The property is shown on the Town of Uxbridge Assessor's (formerly) Map 28, Parcel 1746. The title to said land is recorded in the Worcester Registry of Deeds Book 60079 Page 373; 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 13: 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

 - b. **Article 18: DISPOSITION/LEASE OF TOWN OWNED PROPERTY: CELL TOWER LEASE**
 - A. To see if the Town will vote to approve the disposition of a portion of the town-owned property, located at 62 Capron Street, known as the McCloskey Building (School) site, Uxbridge, MA, encompassing a portion of the total parcel consisting of approximately 38.79 Acres (1,732,816 ± SF) site described as Assessors Map 19, Lot 1372, 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

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, April 24, 2019

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 a portion of the total parcel consisting of approximately 4.78 Acres (203,860 ±SF), described as Assessors Map 18C, Lot 2765 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.

Or take any action related thereto

Sponsor: Town Manager

III. BUSINESS

Public Hearing closed April 10, 2019

1. **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.
 - a. Decision draft

Public Hearing closed April 10, 2019

2. **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.
 - a. Importation Modification/Renewal Permit draft
3. **FY18-16-SWM#2-MOD, Storm water management permit modification for Medline Industries Inc.** 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.
 - a. Stormwater Modification/Renewal Permit draft

4. **FY19-25. Storm Water Permit Application - The Owner/Applicant of record, Campanelli Uxbridge II LLC**, is seeking a **Storm Water Permit**. The project consists of a proposed approximately 132,300 s.f. (not including mezzanine space) greenhouse and processing center on a portion of Lot 2. Lot 2 is currently 16.7 Ac. and will be subdivided to create a 6.4 acre lot (Lot 2A) for the development. The proposed establishment will consist of two approximately 55,600 s.f. green houses with one 21,000 s.f. processing centered between the greenhouses. The site features will include 68 vehicular parking spaces and two loading docks. Utilities will be provided from Campanelli Drive and will include sewer, water, gas, electric and communications. The project includes a storm water management system designed in accordance with DEP's Stormwater Management Handbook. As shown in the attached Stormwater Management Report the project will incorporate many Best Management Practices (BMPs),

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**UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, April 24, 2019**

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5. **FY18-18A Importation Renewal Application, Campanelli Industrial Park; Campanelli Uxbridge II LLC.**
 - a. Application
 - b. Annual Report
 - c. Permit draft

6. **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

7. **FY19-26, ANR, Tea Party Drive, Ledgemere**
 - a. 9 Lots

8. **FY16-31, 424 Mendon Street –solar**
 - a. 3/29/19 Graves Review

9. **High Ridge Estates**
 - a. Informal discussion

10. **Warrant Articles #26 & 27, repairs to private ways**
 - a. Pass over/withdraw and revisit in the Fall or put forth now.

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

V. MINUTES/MAIL/INVOICES

1. 02/20/19 Executive Session Meeting Minutes
2. 03/13/19 Meeting Minutes
3. 04/10/19 Meeting Minutes
4. Invoices (over \$600)

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, May 8, 2019

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