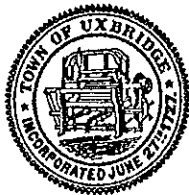


Leonardo, Chair
Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
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ORIGINAL

PLANNING BOARD MEETING MINUTES
WEDNESDAY, APRIL 1, 2015

JUN 2 '15 PM 12:44

Received by
Uxbridge
Town Clerk

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, April 1, 2015**, at 7:00 P.M. in the Lower Town Hall, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.

Present: Chair Joseph Leonardo, Clerk Barry Desruisseaux, Members Daniel Antonellis and Peter Petrillo, and Administrative Assistant Lynn Marchand.

Absent: Vice Chair James Smith

I. CALL TO ORDER

It being approximately 7:00 pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Vice Chair, who led the Pledge of Allegiance.

II. PUBLIC HEARING(S):

1. **FY15-08 - 164 Woodland Park, East Street, Application for Definitive Subdivision Plan** – continued from **March 11, 2014** –The Owner/Applicant of record, Omega Financial Services LLC, is seeking a Definitive Subdivision located at 340 East Street, Uxbridge, MA. The property has seven (7) proposed lots on approximately 13.4 acres and is shown on the Town of Uxbridge Assessor's Map 36, Parcel 3895. The title to said land is recorded in the Worcester District Registry of Deeds Book 51609, Page 83; in Residential-C zone.

No representative was present for Woodland Park. A 30-day extension letter was received from the applicant's representative, Andrews Survey & Engineering and will be submitted into record at the next meeting. The Public Hearing was continued to the next meeting date.

2. a. **Article: Scenic road –Laurel Street, Chocolog Road;**

"To see if the Town will vote to make Laurel Street in its entirety and Chocolog Road starting at the intersection of Mill Street to the Douglas line, scenic roads."

-Sponsor: Historic Commission

Speaking on behalf of the Article was Mr. Michael Healy, of 280 Chocolog Road, who submitted a booklet outlining 19 points of interest including farms, trails, fishing spots, and the historical significance of the roads.

Jess Borque, of Chestnut Street, also voiced his support of the Article citing the beauty of the road unlike the rural area of Louisiana where he grew up.

Discussion was had regarding scenic road status and that it would not stop development but concerns about making it more difficult for single family homes and individual rights for current and future generations. It was noted that changes to trees and rock walls owned by Town Land would be more heavily considered if the Scenic Road article was approved;

MOTION 1: made by Mr. Desruisseaux to close the Public Hearing. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0

MOTION 1: made by Mr. Desruisseaux of not-favorable action; Motion was seconded by Dan Antonellis. Unfavorable action was recommended 2-1-1



PLANNING BOARD MEETING MINUTES
WEDNESDAY, APRIL 1, 2015 continued

- b. **Article: Amendment to the Zoning Bylaws, Article III Use Regulations, Section 400-11 Accessory Uses and Structures and Amendment to Appendix A, Table of use Regulations Section F "Accessory Uses.";**

"To see if the Town will vote to amend the Zoning Bylaws, Article III, Use Regulations, Section 400-11 Accessory Uses and Structures by deleting the existing section in its entirety and replacing it with the following

(see http://www.uxbridge-ma.gov/Pages/UxbridgeMA_TownMeetingAg/2015/ZBA.pdf for full text) and deleting Appendix A, Table of Use Regulations, Section F "Accessory Uses."

-Sponsor: Zoning Board of Appeals

The entire text of the article was read/reviewed individually and compared with the current text of the Zoning Bylaw. Discussion was had regarding parking of commercial vehicles and what constitutes a commercial vehicle. Chair opened the floor to public comment; None was made.

MOTION 1: made by Mr. Petrillo to close the Public Hearing. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0

MOTION 1: made by Mr. Antonellis to accept the Amendment of the Zoning Bylaws, Article III Section 400-11 as written and recommend favorable action. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.

- c. **Article: Amendment to the Zoning Bylaws –Amend Appendix A, Table of Use Regulations**

"To see if the Town will vote to amend the Zoning Bylaws Appendix A, Table of Use Regulations, Under Part B, 'Essential Services', by changing the table to "Y" in all zones

-Sponsor: Zoning Board of Appeals

The Article was read and discussed.

MOTION 1: made by Mr. Desruisseaux to close the Public Hearing. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.

MOTION 1: made by Mr. Desruisseaux to vote favorable action. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0.

- d. **Article: Amend to the General Bylaws –Chapter 181 Excavations**

"To see if the Town will vote to amend the General Bylaws, Chapter 181 Excavations by deleting the existing section and replacing it.

(see http://www.uxbridge-ma.gov/Pages/UxbridgeMA_TownMeetingAg/2015/PB.pdf for full text)

-Sponsor: Planning Board

The Article was read into record and explained in more detail. The Chair opened the floor to comments from the public. There were none.

MOTION 1: made by Mr. Desruisseaux to close the Public Hearing. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0

MOTION 1: made by Mr. Antonellis to vote favorably accept the amendment to the General Bylaw Chapter 181, Excavations. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0

- e. **Article: *Citizen's Petition* –Amend the Zoning Map Mendon Street**



**PLANNING BOARD MEETING MINUTES
WEDNESDAY, APRIL 1, 2015 continued**

"To see if the Town of Uxbridge will vote to amend the Zoning Map of the Town of Uxbridge by adopting the following Zoning Map change by enlarging the Industrial (IND) Zoning District to include certain land located northwest of Mendon Street and southeast of West River Road, said land being more particularly described.

The Chair asked if anyone from the public was there to speak on the Article. There was none. Planning Board passed over the Citizen's Petition to amend the Zoning map.

MOTION 1: made by Mr. Desruisseaux to close the Public Hearing. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0

MOTION 1:

I. BUSINESS

1. Cornfield Estates discussion/review

The letter from the Building Inspector to Cornfield Estates was submitted to the Planning Board for their information.

2. Calvary Crossing/Walnut Grove discussion/review

No one was present to represent the matter of Calvary Crossing/Walnut Grove. Mr. Leonardo stated he would be getting in touch with the DPW director, Benn Sherman and Graves Engineering to move the matter along.

III. SUBDIVISION RULES AND REGULATIONS : no discussion or action

IV. MINUTES/MAIL/INVOICES

1. 03/11/2015 Meeting Minutes

MOTION I: made by Mr. Desruisseaux to accept the Meeting Minutes of Wednesday 3/11/15. Motion seconded by Peter Petrillo. Motion carried 4-0-0

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

1. Form from the Worcester Registry of deeds, showing each current Planning Board member, was signed.

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, April 22, 2015..

1. At approximately 8:08 P.M., Mr. Desruisseaux motioned to adjourn. Motion was seconded by Peter Petrillo. The motion carried 4-0-0

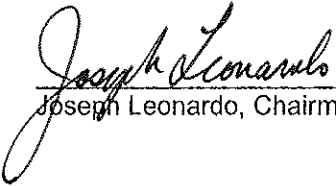
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant



PLANNING BOARD MEETING MINUTES
WEDNESDAY, APRIL 1, 2015 continued

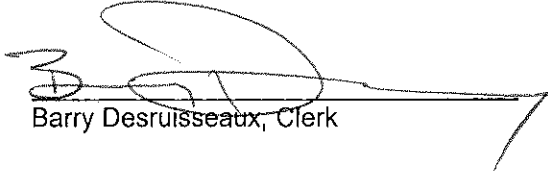
Planning Board Signatures



Joseph Leonardo, Chairman

ABSENT

James Smith, Vice-Chair



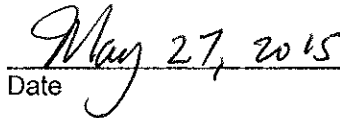
Barry Desruisseaux, Clerk



Daniel Antonellis, Member



Peter Petrillo, Member



Date