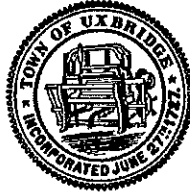


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

**PLANNING BOARD MEETING MINUTES
WEDNESDAY, OCTOBER, 28 2015**

ORIGINAL

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, October 28, 2015**, at **7:00 P.M.** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

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

Absent: Vice Chair James Smith

DEC 17 '15 AM 9:13
Received by
Uxbridge
Town Clerk

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 Chair, who led the Pledge of Allegiance.

**Some agenda items were taken out of order*

II. PUBLIC HEARING(S):

1. **Continued from October 14, 2015 - FY15-08 - 164 Woodland Park, East Street, Application for Definitive Subdivision Plan** —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.

- a. On behalf of the applicant, Stephen O'Connell of Andrews Engineering submitted a written request, dated October 28, 2015, to continue discussion on Woodland Park to the next Planning Board meeting.

MOTION I: to continue the Woodland Park discussion to November 18th made by Mr. Antonellis. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.

2. **Continued from October 14, 2015 - FY15-14 Cobbler's Knoll, 255 Chocolog Rd, Application for Definitive Subdivision Plan.** The Owner/Applicant of record, FIKOW, LLC, is seeking a Definitive Subdivision located at 255 Chocolog Road, Uxbridge, MA. The proposed development will create fifty-one (51) single family residential building lots on approximately 116.25 acres and is shown on the Town of Uxbridge Assessor's Map 39, Parcel 4254. The title to said land is recorded in the Worcester District Registry of Deeds Book 52122, Page 321; Property is located in an Agricultural zone.

- a. On behalf of the applicant, Stephen O'Connell of Andrews Engineering submitted a written request, dated October 28, 2015, to continue discussion on Cobbler's to the next Planning Board meeting.

MOTION I: to continue the Cobbler's Knoll Public Hearing to the next Planning Board meeting on November 18th made by Mr. Petrillo. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0

3. **Continued from October 14, 2015 - FY16-05 Special Permit Application** - The Owner/Applicant of record, ARIS Group, LLC, is seeking to amend a Special Permit for a proposed change in use for a portion of the property located at **40 Douglas St., Uxbridge, MA.** Enclosed within the application is a copy of the current Special Permit in which Condition #9 restricts the use of the drive-thru to a bank. The applicant



**PLANNING BOARD MEETING MINUTES
OCTOBER 28, 2015 continued**

has secured a commitment from Dunkin' Donuts and is requesting an amendment to the Special Permit to allow the drive-thru to be used for this new use being a restaurant. A few minor cosmetic changes will also be needed so the site meets the operational standards for the franchise. The Plan includes a menu board along the drive-thru lane and signage to designate parking spaces for Dunkin' Donuts employees. A traffic analysis of the site with the build-out of the proposed restaurant has been performed. The property is shown on the Town of Uxbridge Assessor's Map 24A, Parcel 0713. The title to said land is recorded in the Worcester District Registry of Deeds Book 42255, Page 164; Property is located in a Business zone.

MOTION I: to continue the Public Hearing to the November 18th meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0.

4. **FY16-01 Special Permit Applicant** - The Owner/Applicant of record, Clean Energy Collective, is seeking to construct a solar facility located at **189 Mendon St., Uxbridge, MA**. The proposed project is to construct a 1/0-MW rated solar electric facility. The facility shall be comprised of approximately 2,500 330-watt solar modules, string inverters, and one (1) 13.8-kV 1 MA transformers with switchgear. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 3753. The title to said land is recorded in the Worcester District Registry of Deeds Book 50954, Page 329; Property is located in an Agricultural zone.

Andrews Engineering, represented by Mr. O'Connell, recapped the issues of screening. He reviewed the site plan showing the solid gate, dense existing vegetation, and the staggered Eastern Red Cedar trees at 5' spacings. He stated that his client had substantially addressed Conservation's concerns regarding soil related conditions. He said they were waiting for one remaining soil analysis to come back. He requested a ruling from the Planning Board stating that the conservation issue had no impact on Planning. He also said he was comfortable with a condition that stated upon completion of construction that landscaping may be inspected and evaluated for satisfaction by the Board.

Motion I: to close the Public hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0.

Motion II: to grant the Special Permit for 189 Mendon St., Uxbridge for Clean Energy Collective with (standard solar) conditions; Condition 1- Screening: upon completion of construction, landscaping may be inspected by the Planning Board and evaluated for satisfaction. Condition 2 -Land Restoration: if lease is not extended, owner must restore land to previous condition. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0.

5. The Chairman noted a point of order matter from the 10/14/15 Planning Board meeting; The Public Hearing re: the Warrant Articles was never closed. Chair noted no one present for public comment and then asked for a motion to close the Public Hearing.

Motion I: to close the Public hearing made by Mr. Petrillo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

Chairman asked the Board secretary to re-read the votes into record.
(see Minutes of the 10/14/15 meeting for full text)

III. BUSINESS

1. **ANR-325 Chocolog Rd:** Applicant stated that during the latest surveying, due to Cobbler's Knoll, an error was shown on the deeds/property lines. They are requesting the ANR in order to combine their two lots, to revise their deed, and to clear the title.

Motion I: to endorse the ANR Plan of Land Demboski Estate Chocolog Rd. made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.



**PLANNING BOARD MEETING MINUTES
OCTOBER 28, 2015 continued**

2. The Chairman discussed the Engineering Review Fees for Rogerson Crossing and Kettle Hill Estates. The Board authorized the refund of the unused fees to the owners.
3. **Wanda Way/144 Paine St**
 - a. DPW review/letter: Mr. O'Connell of Andrews Engineering said he would be requesting a determination of completeness and would file a field change if required. He said Conservation had signed off on several items including the roadside swale. He stated he also addressed the Fire Departments' concerns and expected written confirmation soon. He said he had addressed most of the issues raised by DPW, except for the swale issue (not as designed/approved)
4. **Rowley Estates, 170 Hecla St. : Passed over**

IV. SUBDIVISION RULES AND REGULATIONS

V. MINUTES/MAIL/INVOICES

1. 10/14/15 Meeting Minutes : Passed over until the next Planning Board Meeting
2. 10/21/15 Meeting Minutes:

MOTION I: to accept the 10/21/15 meeting Minutes with one change; the location of the meeting to the Lower Town Hall made my Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0

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

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *November 18, 2015.*

MOTION I: to adjourn the meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0

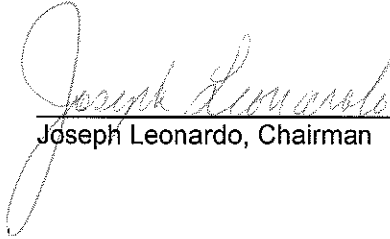
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

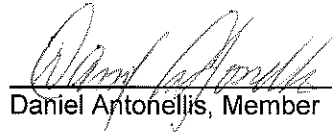


PLANNING BOARD MEETING MINUTES
OCTOBER 28, 2015 continued

Planning Board Signatures



Joseph Leonardo, Chairman

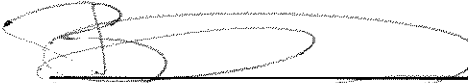


Daniel Antonellis, Member

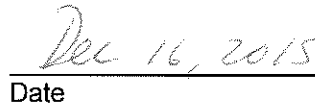
James Smith, Vice-Chair



Peter Petrillo, Member



Barry Desruisseaux, Clerk



Date