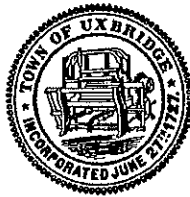


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, NOVEMBER 18, 2015**

ORIGINAL

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, November 18, 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, Vice Chair James Smith, Clerk Barry Desruisseaux, Member Peter Petrillo and Member Daniel Antonellis; Administrative Assistant Lynn Marchand.

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.

II. PUBLIC HEARING(S):

1. **Continued from October 28, 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.
2. **Continued from October 28, 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. Mr. O'Connell stated he would be scheduling a meeting with the Town Engineer to go over revisions.
3. **Continued from October 28, 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 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.

DEC 17 '15 AM 9:13

Received by
Uxbridge
Town Clerk



**PLANNING BOARD MEETING MINUTES
NOVEMBER 18, 2015 continued**

Mr. O'Connell reviewed the project details with the Board; Dunkin Donuts drive-thru instead of a bank drive-thru, 13 cars total in queue, pass-thru lane/loading zone, dumpster placement, parking and the traffic analysis that was performed.

Mr. O'Connell stated there would be signs designating employee parking. Mr. Leonardo noted there would be double the amount of employee cars during change of shift and commented that additional parking would be needed.

Mr. Petrillo expressed concerns regarding traffic and safety due to parking being allowed on both sides of Douglas St. He stated he felt that the project would cause a heavy increase in traffic; too much for that area.

Mr. Desruisseaux also expressed concern about traffic due to parking on both sides of the street, including truckers, which could cause additional delays of traffic traveling in both directions. He stated he would be more comfortable with the project providing there was no parking going east, residential parking only going west, and designated parking off-property as well as the designated spots on the side of the building to allow for the extra employees on-premises during the change of shift.

Other Board members expressed similar concerns. They discussed conditional approval options such as an off-property overflow parking condition, no parking signs on the road, and employee parking signs on the property,

Mr. O'Connell stated that he anticipated being able to get the "no parking" designation for the Board's suggested areas from the Board of Selectmen, DPW, and Public Safety Committee. He stated the property was on a State numbered route but that, that section of Route 16 was Town maintained.

After discussion, the Board decided to continue the Public Hearing in order to allow the applicant's representative time to address the stated concerns and to seek resolutions.

One abutter, Doris Saucier, spoke in support of the project.

MOTION I: to continue the Public Hearing to the November 18th meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 5-0-0.

4. **FY16-08 Special Permit Application** - The Owner/Applicant of record, **West Hartford Properties, LLC/Thomas Wickstrom**, is seeking a Special Permit to relocate an existing retail establishment, The Mane Place, to construct a new building for the operation of a veterinary clinic, and to eliminate one existing building on the property. 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.

Mr. O'Connell of Andrews Engineering explained the details of the project. The Mane Place needs additional space and will utilize one of the new proposed buildings. The existing building will remain and be used for storage. A structure/pavilion previously used to cover stored items will be razed and the new building for the Mane Place will be built there. The second new building will house the proposed veterinary clinic. He stated the reason for the Special Permit request was due to the section of the Zoning Bylaw that refers to Major Non-Residential Projects stating the overall gross floor area being over 20K sq. ft requires a Special Permit.

Water supply, roof runoff, and parking were discussed.



**PLANNING BOARD MEETING MINUTES
NOVEMBER 18, 2015 continued**

- a. Deputy Fire Chief submitted written comments recommending a cistern be added since there are no fire hydrants close by. Mr. O'Connell stated it would cost \$20K-\$30K for the tank.

Chair opened the floor to the public.

An abutter, Joshua Hall, asked if the water run-off would continue to drain onto his family's property as it always has. Mr. O'Connell stated they are not changing any drainage patterns but they will be taking the water that will fall onto the rooftops and collecting it underground.

Another abutter, Kathy Bangma, asked what will happen to the current building that the Mane Place is using. Mr. O'Connell said there are no plans to expand the building. The applicant said it plans to use it for equipment storage. Mr. Antonellis asked if there would be any hazardous materials stored in the building. Mr. O'Connell respond that there would not be.

Motion I: to close the Public hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

Motion II: to grant the Special Permit for 510 Hartford Ave West made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

5. **FY16-09 Site Plan Review/Special Permit Application** - The Owner/Applicant of record, **Countryside Associations, LLC** is seeking a Site Plan Review/Special Permit to build twelve (12) one to two bedroom townhouses with associated paving, grading, landscape, and utilities pursuant to Article VIII Overlay District Regulations, Section 400-40 Waucantuck Mill Adaptive Reuse Overlay District. Property is located on **68 Henry Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 20, Parcel 2517. The title to said land is recorded in the Worcester District Registry of Deeds Book 50688, Page 298; Property is located in an industrial zone.

Mr. O'Connell from Andrews Engineering presented the details of the multi-family housing project to the Board. This project is on a small portion of the property (formally known as the "south side") which was previously approved for a much larger project, the Waucantuck Village. Plans will be revised to show the snow storage/fire apparatus turn-around area. He stated that due to input from the Board, they pushed the units closer to the river and the driveway on the side, 22' wide, with access to driveways and garages. Stormwater will be collected in catch basins and put in underground chambers. Any overflow from the chambers will discharge through a pipe back into the river. Town Water & Sewer.

- a. Fire Dept. comments: Fire Dept. stated in an email that access roads must be at least 20' wide, have a distance of only 50' to an exterior door, and be within 150' of any part of the exterior building; distances can be extended if there are fire suppression sprinklers in building.
- b. Graves Engineering review: Mr. O'Connell said they addressed most of the drainage issues, Re: larger parking spaces: Driveways are 9' x 18' can change to possibly 9' 20' except for the units already pushed as far back as they can be. Driveway access was 22' and is now 24'. Will provide, per Graves review, architectural plans; elevations and typical floor plans. Details were stated as 1800-2400 sq. feet of floor space, 2 bedrooms, two floors, 1-2 car garages (with a second parking space outside of it), mostly duplexes and single family and one triplex.

Board discussed signage (no parking), snow storage area, what areas would be paved and what area would be gravel, association property maintenance, force main, landscape & lighting plan, trash disposal (rolling totes in lieu of a dumpster)

No abutters were present.



**PLANNING BOARD MEETING MINUTES
NOVEMBER 18, 2015 continued**

Motion I: to continue the Public hearing to December 16th made by Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

6. **FY16-10 (A&B) Definitive Subdivision(A) & Special Permit Application(B)** - The Owner/Applicant of record, **Northwood Homes, LLC**, is seeking approval of a proposed subdivision entitled **North Woods Definitive Subdivision** with (9) nine proposed lots, total acreage of tract being approximately 23.5 acres. Property is located on **734 & 748 West St, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 37, Parcels 4092 & 4832. The title to said land is recorded in the Worcester District Registry of Deeds Book 19702, Page 81; Property is located in an agricultural zone.

Mr. O'Connell, of Andrews Engineering, described the Conservation Design project which would yield 8 lots with 2 acres of land and 300' frontage per lot in order to preserve open space. He asked the Board to consider, as part of the Special Permit, a road that is approx. 550' shorter which provides about 11.5 acres of open space, less road for the Town to maintain upon construction and acceptance, and a shorter road to build. Proposed lots are all 40,000 square feet.

Discussion was had regarding surrounding area including the Rod and Gun Club and Laurel Brook Club. The Board expressed concern and wanted to insure that there is a disclosure of the proximity of the Rod and Gun club to avoid conflicts due to the noise/gunshots.

Mr. O'Connell discussed the 7 waivers requested that were listed in the Application:
Waiver from requirement of the leveling distance having a grade of not more than 2%; requesting 3%. To minimize roadway cut near cemetery area, waiver from having a 50' right of way, curbing waiver, sidewalk waiver, pavement width waiver, 4' minimum storm water drain pipe waiver, and waiver for right-of-way grading.

Mr. O'Connell said they would be addressing the street name issue. Also discussed was soil testing. Graves wanted to be present during soil testing. Mr. O'Connell asked the Board if it was necessary. It was discussed briefly.

- a. Fire Dept. comments: duplicate street name and cistern request.
- b. Historic Cemetery Committee information: Mr. O'Connell stated they are actively working with the HCC to address all concerns.

Chair opened the floor to the public.

Richard Baker, representing the Rod and Gun Club, expressed concerns about potential complaints from gunshot noises. He requested that potential buyers be notified of the fact they will be close to the Rod & Gun Club and will hear a lot of gunshots.

Discussion was had regarding the best way to provide disclosure of property being within so many feet of the gun club. Mr. O'Connell and the applicant stated they will provide disclosure to potential buyers.

Harry Vanderberg asked about buffering of property around gun club. Board explained that due to the required Conservation design, it had to be that way, preserving open space.

Sheryl Ramasco spoke on behalf of the Historic Cemetery stating all issues were being satisfactorily addressed by Andrews Survey & Engineering.

Motion I: to continue the Public hearing to December 16th made by Mr. Smith. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.



PLANNING BOARD MEETING MINUTES
NOVEMBER 18, 2015 continued

III. BUSINESS

1. **Wanda Way/144 Paine St:**

- a. Fire Chief –okay with approval
- b. DPW –comments re: riprap swale instead of grass swale
- c. Conservation –disagrees with waiver but expressed approval of riprap swale

Board reviewed 2013 photos taken by DPW. Discussion was had regarding DPW's comments. Mr. O'Connell reviewed all points that were addressed. He requested the Board vote to release the surety on the property.

MOTION I: to release the surety bond for Wanda Way/144 Paine St. made by Mr. Desruiasseaux. Motion was seconded by Mr. Petrillo. Motion carried 4-0-1. (Mr. Smith abstained)

Chairman called a brief recess.

2. **ANR: 513 Hazel St.**

Family land intended to be deeded to the son. Dividing the estate deeding the remaining land to the owner's son which will eventually be combined with his existing land. Property line will be at the stone wall. "Not a separate lot" will be added to the Mylar.

Motion I: to endorse the ANR for 513 Hazel Street for the division of land owned by Shirley Bangma, made by Mr. Smith. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

IV. SUBDIVISION RULES AND REGULATIONS

V. MINUTES/MAIL/INVOICES

1. 10/14/15 Meeting Minutes : Passed over until the next Planning Board Meeting
2. 10/28/15 Meeting Minutes: Passed over until the next Planning Board Meeting

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

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *December 9, 2015* -workshop

MOTION I: At approximately 9:20 P.M., Mr. Desruiasseaux made a motion to adjourn. Motion was seconded by Mr. Antonellis. Motion carried 5-0-0

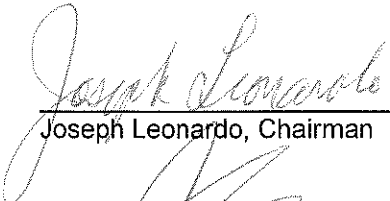
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

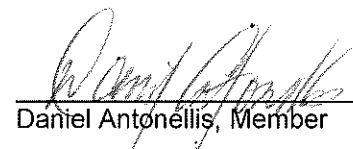


PLANNING BOARD MEETING MINUTES
NOVEMBER 18, 2015 continued

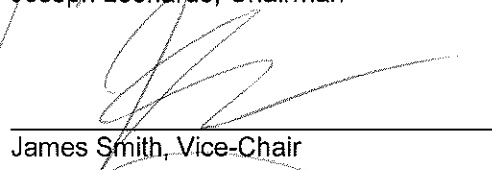
Planning Board Signatures



Joseph Leonardo, Chairman



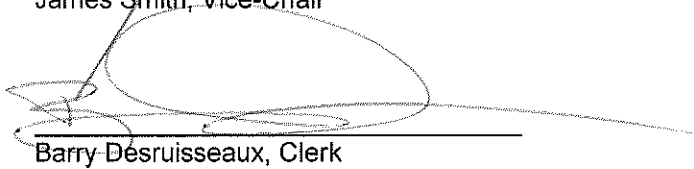
Daniel Antonellis, Member



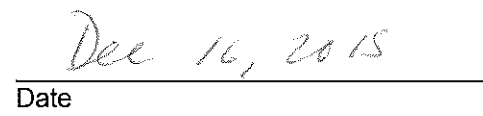
James Smith, Vice-Chair



Peter Petrillo, Member



Barry Desruisseaux, Clerk



Date