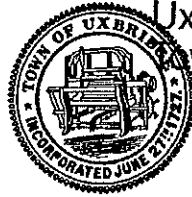


Joseph Leonardo, Chair  
James Smith, Vice Chair  
Barry Desruisseaux, Clerk  
Daniel Antonellis, Member  
Peter Petrillo, Member

T/C



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Uxbridge, MA 01569  
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**PLANNING BOARD MEETING MINUTES  
WEDNESDAY, DECEMBER 16, 2015**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, December 16, 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 November 18, 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. Continued to January 13, 2016; requested by applicant
2. **Continued from November 18, 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. Continued to January 13, 2016; requested by applicant
3. **Continued from November 18, 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.



PLANNING BOARD MEETING MINUTES  
DECEMBER 16, 2015 continued

**MOTION I: to close the Public Hearing subject to extension letter to the January 13th meeting made by Mr. Desruisseaux.**

**Motion was seconded by Mr. Smith. Motion carried 5-0-0.**

4. **Continued from November 18, 2015 - 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.
  - a. Continued to January 13, 2016; requested by applicant
5. **Continued from November 18, 2015 - 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.
  - a. Continued to January 13, 2016; Board noted they are waiting for the applicant's responses to Graves review comments.

### III. BUSINESS

1. **Dog Park:** Officer Josiah Morrissette & Cindy Scott discussed a proposed dog park on 2 acres of land on the 100 Acre Lot, owned by the Town of Uxbridge. It would be done in three steps: Internal Town review, application for the design grant, and lastly the construction grant. The first grant would pay for 100% of the design costs. 90% of the construction would be paid by the second grant. The dog park would use lighting, water, park benches, fencing, fire hydrants, storage shed, shade/trees, and signage. Park would be managed by a group/committee. It was stated that the proposed dog park had already gone before the Board of Selectmen and would be getting input from all relevant Boards/Depts./Entities. They were in step one, internal review, and were addressing any issues raised. The Planning Board had no issue or objections to the location for the proposed dog park.
2. **164 Providence Street:** Three of the Board members drove by the site. The screening was not deemed to be adequate. The main concern being height of screening, rather than the density, in order to obscure the view into the solar farm. Board is waiting on revised Plan to show the additional screening that will be added. A site visit will be performed when screening changes are complete.
3. **189 Mendon St:** Andrews Survey stated they had not yet received all the receipts back for the abutter notifications of the Decision.
4. **Forest Glen Estates / 0 & 404 Douglas Street:** Mr. Desruisseaux and Mr. Antonellis were recused. Chairman reviewed the history of the project. Paul Hutnak of Andrews Engineering, representing the applicant, stated that after the Special Permit was granted and work had begun when they were told that the sewer on Douglas St. was insufficient to handle the project. He stated that activity stopped as they could not get permits. Recently there was a State Grant to upgrade the sewer system and the applicant is requesting that the Planning Board acknowledge the previously approved Special Permit to still be valid. He stated that work had begun and it had stopped for "good cause" and due to the Grant, the project would now be able to move forward providing the Planning Board deem the Permit valid.



**PLANNING BOARD MEETING MINUTES  
DECEMBER 16, 2015 continued**

Board stated they would do a site visit and would like to further review the site plan. The Chair stated the matter would be continued to the next Planning Board meeting on January 16<sup>th</sup>.

- 5. Board discussed talent bank form received. Request will be sent to applicant to sit in at the next PB meeting.

**IV. SUBDIVISION RULES AND REGULATIONS**

**V. MINUTES/MAIL/INVOICES**

- 1. 10/28/15 Meeting Minutes :

**MOTION I:** to accept the 10/28/15 meeting Minutes made my Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0

- 2. 11/18/15 Meeting Minutes:

**MOTION I:** to accept the 11/18/15 meeting Minutes made my Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0

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


**VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, January 13, 2016**

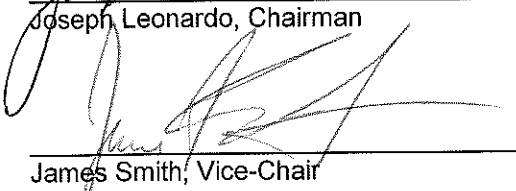
**MOTION I:** At approximately 8:28 P.M., Mr. Smith made a motion to adjourn. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0

Respectfully submitted,

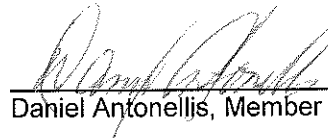
Lynn Marchand  
Land Use Administrative Assistant

**Planning Board Signatures**

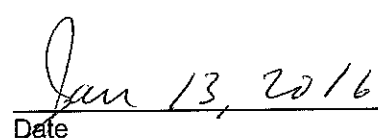
  
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Joseph Leonardo, Chairman

  
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James Smith, Vice-Chair

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Barry Desruisseaux, Clerk

  
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Daniel Antonellis, Member

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Peter Petrillo, Member

  
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Date