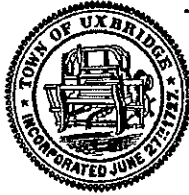


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, JANUARY 13, 2016**

ORIGINAL

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, January 13, 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; Alternate Member (to-be), Peter Pavao

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 December 16, 2016 - 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. Mr. Smith was recused. Applicant submitted a written request for a continuance to the next PB meeting.

MOTION I: to continue the Public Hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.
Mr. Smith returned to the meeting

2. **Continued from December 16, 2016 - 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. Applicant submitted a written request a continuance to the next PB meeting. Mr. O'Connell, representing the applicant, stated that revised Plans would be submitted to Graves.

MOTION I: to continue the Public Hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

3. **Continued from December 16, 2015 - Subdivision Rules & Regulations** —In accordance with Massachusetts General Law (MGL) **Chapter 41 Section 81Q**, the Planning Board is seeking to improve subdivision guidelines by amending the Subdivision Rules and Regulations in order to assure conformance with the requirements of public health, safety, and welfare and to advance the sound development of the Town in accordance with **MGL Chapter 41 Section 81M**

a. Chair stated that the Board was incorporating the discussed changes and some of the input received. The Chair also stated they would provide a revised copy of the proposed language when it was complete. Mr. Antonellis noted that the new standard cross section to be used



**PLANNING BOARD MEETING MINUTES
JANUARY 13, 2016 continued**

should include the words "FIGURE 3". It was also stated that the Table of Dimensional Requirements and the Table of Uses from the Uxbridge Zoning Bylaws should be included. Also to be included would a Table of Contents and language addressing peer review fee deposits.

**MOTION I: to continue the Public Hearing made my Mr. Desruisseaux.
Motion was seconded by Mr. Smith. Motion carried 5-0-0.**

4. **Continued from December 16, 2016 - 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.

Mr. O'Connell of Andrews Engineering, representing the applicant, showed the Board the revised Plans and reviewed the changes inclusive of Employee parking, and "No Parking" signs, reviewed by and approved by the Board of Selectmen and Public Safety Committee, including replacing the existing "No Parking" signs that were stated as being faded. The Board discussed snow removal/storage with Mr. O'Connell and an easement requirement for the off-site employee parking in case the adjacent property were to be sold.

MOTION I: to close the Public Hearing made my Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

MOTION II: to grant the Special Permit for use of the Dunkin Donuts drive-thru on 40 Douglas Street as discussed; conditioned upon the "No Parking" signs, additional "Employee Parking" with an easement for successors, heirs, and assigned, as long as the drive-thru is in use made by Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 4-0-1 with Mr. Petrillo abstaining.

5. **Continued from December 16, 2016 - 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. Applicant's representative, Mr. O'Connell, stated they were waiting for the review by National Heritage and Endangered Species Program of the revised Plans. He requested a continuance to the next Planning Board meeting.

**MOTION I: to continue the Public Hearing made my Mr. Desruisseaux.
Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.**

6. **Continued from December 16, 2016 - 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



**PLANNING BOARD MEETING MINUTES
JANUARY 13, 2016 continued**

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. Extension Letter (for Special Permit): a 45-day extension letter was submitted
- b. Graves Review #1 -11/30/15
- c. Applicant's reply to Graves Review #1 -12/22/15:
- d. Graves Review #2 -12/30/15
- e. Brief Update: Mr. O'Connell, representing the applicant, stated they had addressed Graves Engineering comment and create Parcel A around the cemetery which would provide some frontage and access to the road and that no easement would be necessary as a result. He noted 11.6 acres of open space.

Entered into record was a letter drafted by Attorney Cove's office, for the Laurel Brook Club, stating they requested the PB require notification to potential owners that they will have Gun Clubs on both side, that open space be provided, and that the development be restricted to 7 lots. The Chair stated that he felt the last request was not appropriate due it being a low impact conservation development which already exceeded the 5000 sq. ft. per lot asked for. Andrea Bogart for Attorney Cove's office was presented and issued no comment other than to say their letter stands.

**MOTION I: to continue the Public Hearing made my Mr. Desruisseaux.
Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.**

III. BUSINESS

1. **Forest Glen Estates / 0 & 404 Douglas Street:** Mr. Desruisseaux and Mr. Antonellis were recused. At the previous PB meeting, Mr. Hutnak of Andrews Engineering, representing the applicant, stated that after the Special Permit was granted and work had begun, 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.

Three of the Planning Board members independently performed a site visit after the last meeting.

The applicant's representative, Mr. O'Connell, submitted a 2011 letter from one of the former Zoning Enforcement Officer's, Nelson Burlingame, stating that work had begun. Mr. O'Connell noted that the sewer upgrade would begin in the Spring. The Board reviewed the information and statements from the last meeting and the current one. They agreed that progress had been made, the delay was beyond the applicant's control as a result of the restriction of being unable to connect to the sewer and that the sewer upgrade would remedy the issue.

MOTION I: to deem the Special Permit to be valid and draft a letter stating such made by Mr. Petrillo. Motion was seconded by Mr. Smith. Motion carried 3-0-0.

2. **Stanley Mill:** activity update to PB –Mr. Dean discussed with the Board his immediate and future potential Plans. Currently 4 spaces were going to be utilized under the previously approved Special Permit granted by the Planning Board. Art studio-type businesses occupying approximately 10,000 sq. ft. The Board stated the Zoning Enforcement Officer would make any determinations regarding compliances but that they had no problem with the use as stated. It was suggested that for future projects, as parking became a factor, that an easement from the State for the additional spaces, be sought.

The Chairman discussed Wanda Way stating they were still waiting for a letter from the DPW.



**PLANNING BOARD MEETING MINUTES
JANUARY 13, 2016 continued**

3. **Bernat Mill: letter of support; C.M.R.P.C. District Local Technical Assistance Grant Application:** The Board stated they wanted more information as to what to include in the letter of support. The Vice-Chair stated that they were looking for a letter of support from the PB to get funding from the CMRPC to some theoretical work of what can go there for that project. The Board stated they were in favor of the development of Bernat Mill providing it was not at the expense of the Town.
4. **ANR -70 Richardson St;** Mr. Smith was recused. Mr. O'Connell, representing the applicant, stated that the ANR was for the reconfiguring of previously cut lots. The lots all have 1 acre of land and 200 ft. frontage. He stated the remaining land is the only non-conforming piece but that it has access points.

MOTION I: to endorse the ANR for 70 Richardson Street made by Mr. Antonellis. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.

Mr. Smith returned to the meeting. Mr. Desruisseaux left the meeting early due to illness.

5. **ANR -7 Brookside Drive/155 Hazel Street:**

Representing the applicant, Mr. O'Connell of Andrews Engineering, stated that the ANR was a request for separation of land on the corner of Brookside Dr and Hazel St. in the vicinity of the Police Station. He gave a history of the property. Owner is requesting the creation of Lot #1 which has the house on it. The remaining land, Parcel A, is not a buildable lot due to insufficient area, with a 10 ft strip, is being requested for a hypothetical joining of land in the future to the abutter's property. Parcel B was being requested for the same reason.

The Vice-Chair stated that they should not be creating (new) non-buildable lots. Mr. O'Connell stated that they are not "lots"; they are "parcels".

MOTION I: to endorse the ANR for 7 Brookside Drive/155 Hazel Street made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 4-0-1 with Mr. Smith abstaining.

IV. SUBDIVISION RULES AND REGULATIONS

V. MINUTES/MAIL/INVOICES

1. 12/09/15 Meeting Minutes :

MOTION I: to accept the 12/09/15 meeting Minutes made my Mr. Antonellis.
Motion was seconded by Mr. Smith. Motion carried 4-0-0

2. 12/16/15 Meeting Minutes:

MOTION I: to accept the 12/16/15 meeting Minutes made my Mr. Petrillo.
Motion was seconded by Mr. Antonellis. Motion carried 5-0-0

3. Invoice # 31990 \$1,380.00 from Graves for Northwood Est. Eng. Rev.
a. Approved for payment

4. Invoice # 31971 \$1,092.55 from Graves for Hecla Village
a. Approved for payment

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



**PLANNING BOARD MEETING MINUTES
JANUARY 13, 2016 continued**


VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *January 27, 2016*

**MOTION I: At approximately 8:29 P.M., Mr. Smith made a motion to adjourn.
Motion was seconded by Mr. Antonellis. Motion carried 4-0-0**

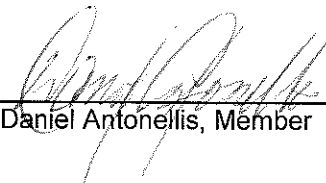
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

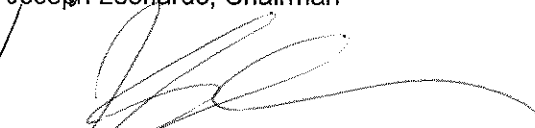
Planning Board Signatures



Joseph Leonardo, Chairman

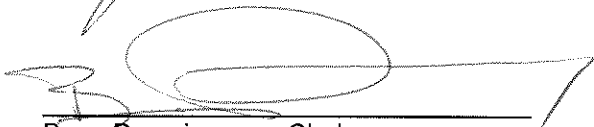


Daniel Antonellis, Member



James Smith, Vice-Chair

Peter Petrillo, Member



Barry Desruisseaux, Clerk

Date