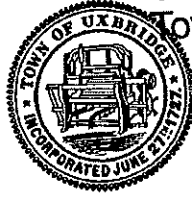


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member

T/C



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FEB 25 '16 AM 8:51

**PLANNING BOARD MEETING MINUTES
WEDNESDAY, FEBRUARY 10, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, February 10, 2016, at 7:00 P.M.** in the **Lower Town Hall, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair Joseph Leonardo, Vice Chair James Smith, Clerk Barry Desruisseaux, and Member Daniel Antonellis; Administrative Assistant Lynn Marchand;

Absent: Member Peter Petrillo

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 January 13, 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.

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering submitted a letter dated 12/16/15 from Timothy Kats of Kats Pump Service address to Lane & Hamer regarding the East Street Booster Pump Station. In the letter it was stated that an inspection of the pump station was performed and he did not feel that it would be safe to increase the pump size nor is there enough room to add a third pump.

Mr. O'Connell stated that the infrastructure problems should be addressed by the Town but that it should not prevent the Planning Board process of a subdivision from moving forward. He requested that the PB take action on the subdivision and that he would be comfortable with conditions stating construction cannot commence until water connection is permitted from the DPW/Water Dept.

The Board members discussed known water infrastructure issues.

Chair opened the floor to the public. An abutter, Mr. Peter Demers, stated the water pressure in the area had become worse through the years with each additional new home allowed to connect to Town Water in the area. Mr. Desruisseaux explained that it's a known Town Issue and the PB cannot withhold approval of a project as the Board is not charged with approval of Town Water hook-up, the DPW is. Mr. Demers said he would speak to the DPW director.

MOTION I: to close the Public Hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 3-0-0.

The Board asked Mr. O'Connell to put together a list of waivers to be presented at the next PB meeting.



PLANNING BOARD MEETING MINUTES
FEBRUARY 10, 2016 continued

Mr. Smith returned to the meeting

2. **Continued from January 13, 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. Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering presented revised Plans that he stated would submit copies of to the Planning Board and Graves the following day along with a revised stormwater report. He gave a brief review and update of the stormwater flow.

The Chair opened the floor to public comment. Mr. Michael Healey addressed the Board and expressed his concerns regarding frequent continuances with inaction on the part of the applicant. Mr. O'Connell stated that they would be filing for a Special Permit for the scenic road and another Public Hearing notice would be sent out.

After discussion between Mr. O'Connell and Mr. Healey regarding the revised Plan shown, the Chair stated the Board would wait to see Graves Engineering review when it is completed. Speed limits, safety, and the previous traffic study were also discussed.

Chair stated that if the review from Graves was not received two days before the next meeting then the matter would be continued to the following meeting date.

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

3. **Continued from January 13, 2016 - 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. Vice-Chair stated that the Board had been working on the revisions for an extended period of time and gave an overview of some of the most recent changes. The Chair discussed engineering review fees, minimum balances, and that the Land Use Department would maintain the accounting records related to those fees. Also added was language stating that street names would be approved by the Board of Selectman, changes to preliminary and definitive subdivision requirements, dead end requirements, and other changes to be included. .

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

4. **Continued from January 13, 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.



**PLANNING BOARD MEETING MINUTES
FEBRUARY 10, 2016 continued**

- 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. Smith. Motion carried 4-0-0.**

5. **Continued from January 13, 2016 - FY16-10 (A&B) Definitive Subdivision(A) & Special Permit Application(B).** 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. Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering stated they had received a clean letter from Graves Engineering with the exception of the creation of a parcel around the existing cemetery which will be included in the final plan to be endorsed. Mr. O'Connell stated there were concerns from an abutter but that the applicant would like to proceed and asked that the Board take action.
The Chair stated he wanted to hear from the Public.

Abutters: Richard Baker, Uxbridge Rod & Gun Club: expressed concern regarding the gun range. He stated they measured 1000ft. from the range to the nearest proposed house. He stated that had been there for 70 years asked if the shooting range would have to be relocated if there was a noise complaint or someone's house was hit.

Discussion was had regarding distances from shooting ranges, including the Laurel Brook Club, and elevation changes. Chair stated that in the interest of safety that notification of all potential buyers of the gun ranges was necessary and the tree buffer should be left as much as possible. Mr. Desruisseaux stated there should be signs stating the close proximity of the gun range. Mr. Baker stated there was also bird and deer hunting in the woods on the R&G Club property.

Mr. Antonellis expressed safety concerns for any residential property put into that area and underscored the Gun Clubs' right to operate. Mr. Desruisseaux discussed open space options as a buffer for safety and lessening the noise. Mr. O'Connell stated that it was discussed with an abutter but it never came to fruition.

Mr. Baker expressed concern as the State had shut down gun clubs due to complaints.

Mr. Smith emphasized the importance of a deed disclosure stating there are Gun clubs on the abutting properties.

Mr. Antonellis reemphasized his concerns regarding safety and requested that the Police Chief review the project.

The Chair stated the Public Hearing would remain open to the next meeting. Conditions would be drafted and barring any new information, the Special Permit would likely be granted. The Chair asked the Administrative Assistant to have the Police Chief review the project.

**MOTION I: to continue the Public Hearing to the next meeting made my Mr. Smith.
Motion was seconded by Mr. Antonellis. Motion carried 4-0-0.**

III. BUSINESS

Mr. Smith was recused.



**PLANNING BOARD MEETING MINUTES
FEBRUARY 10, 2016 continued**

1. Hecla Village -15 Bailey St:

- a. Bond reduction request by Mr. Smith, owner, from \$118,000.00 to \$18,128.00
- b. Graves review stated the construction estimate to be \$18,128.00
- c. Submission of a new triparty agreement to bond the construction of ways and the installation of municipal services.

MOTION I: to the bond reduction in the triparty agreement from \$118,000.00 to \$18,128.00 based on the information from Graves Engineering and Benn Sherman/DPW director made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 3-0-0.

IV. SUBDIVISION RULES AND REGULATIONS

V. MINUTES/MAIL/INVOICES

1. 1/13/16 Meeting Minutes :

MOTION I: to accept the 1/13/16 meeting Minutes with a correction of the typo from "2015" to "2016" made by Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 4-0-0

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

1. **Rogerson Commons** –Informal discussion

Representing the Rogerson Crossing Realty Trust, Mr. Stephen O'Connell of Andrews Engineering stated they had been working on the townhouse development project that the Rogerson Crossing provides access to. Previously approved by the Planning Board for 66 units for a potentially different builder, a new set of design plans were prepared that reconfigure the site with a different style unit; only duplexes and larger units than previously approved. Mr. O'Connell stated he would like to hear input from the Board in order to incorporate any comments when they formally submit.

Mr. O'Connell reviewed the details of the project: 2 bedrooms dwellings, patios, on slabs/no basements, stormwater collection areas, 22-26 ft driveways, in addition each unit has 2 car garages on slabs and room for 2 in the driveway, parking area, central mail area, emergency vehicle turnaround, no sidewalk, 24' streets. Road was stated to remain private and that the applicant would also be going before the Conservation Commission.

Board compared previously approved plans and the new proposed plans that were going to be formally submitted as a modified special permit application. Discussion was had regarding access, snow removal, turnaround, and other aspects of the proposed changes.

Chair commented favorably on the parking improvements. Mr. Desruisseaux suggested a few additional parking areas to keep congestion of cars off the street.

Logan Hoffman of Rogerson Crossing Realty Trust spoke on the choice of design based on their market studies. Mr. O'Connell stated that construction could begin as early as March and said they would be filing a formal submittal as soon as possible. The Chair stated the modification would still be reviewed by DPW, the Public Safety Committee, and other Boards/Commissions.

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, March 9, 2016

MOTION I: At approximately 9:16 P.M., Mr. Desruisseaux made a motion to adjourn. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0

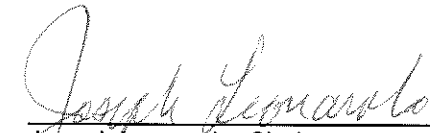


**PLANNING BOARD MEETING MINUTES
FEBRUARY 10, 2016 continued**

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures



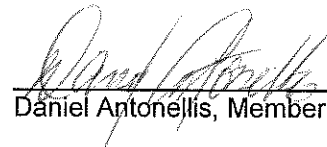
Joseph Leonardo, Chairman



James Smith, Vice-Chair



Barry Desruisseaux, Clerk



Daniel Antonellis, Member

ABSENT

Peter Petrillo, Member

February 24, 2016

Date