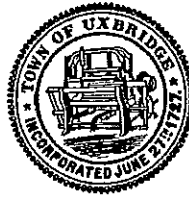


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



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ORIGINAL

PLANNING BOARD MEETING MINUTES
WEDNESDAY, FEBRUARY 24, 2016

MAR 17 '16 AM 10:39

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, February 24, 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, Member Peter Petrillo, and Member Daniel Antonellis; Administrative Assistant Lynn Marchand;

Absent: None

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):

Continued from February 10, 2016 -

1. **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.

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

Continued from February 10, 2016

2. **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 the DPW director's comments had been incorporated and formatting is being worked on but the final draft is mostly complete. He stated a copy will be available in the Land Use office and comments are still welcome and will be considered. The final draft date is listed at 2-24-16 with written corrections made during the meeting. The Board signed the 2-24-16 draft with handwritten corrections, to be typed. Any future changes will be done as a revision. Table of Contents will be reformatted for the next meeting.

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

Continued from February 10, 2016

3. **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



**PLANNING BOARD MEETING MINUTES
FEBRUARY 24, 2016 continued**

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 submitted a 60-day letter of extension and asked for a continuance.

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

Continued from February 10, 2016

4. **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. Chair stated they had received comments from the Police Department and read the letter into record. Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering. The Chair stated that he had contacted Town Counsel with questions regarding Northwoods and was waiting for a reply. Mr. O'Connell of Andrews Engineering granted a 30-day extension and discussion was had regarding project details, alternate lot configurations, waivers, rules & regulations, and abutter concerns. Mr. Antonellis expressed his safety concerns due to the close proximity of the lot closest to the gun club's property. The Chair read each of the waiver requests into record and briefly explained each prior to each vote. Waivers were voted on individually. They are listed on the October 28, 2015 Site plan, revised 12/18/15 which is on file with the Clerk's office and in the Land Use office.

MOTION I: to grant Waiver-Grades of Street- made by Mr. Desruijsseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

MOTION I: to grant Waiver (Dead End Streets) made by Mr. Desruijsseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

MOTION I: to grant Waiver (Street and Roadway Specifications) made by Mr. Desruijsseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

MOTION I: to grant Waiver (Sidewalks) made by Mr. Desruijsseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

A few questions were asked. Discussion was had.

MOTION I: to grant (3) Waivers (Standard Cross Section) made by Mr. Desruijsseaux. Motion was seconded by Mr. Antonellis. Motion carried 5-0-0.

A 30-day extension letter was granted, in order to allow time for Town Counsel's response.

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

III. BUSINESS

Mr. Smith was recused.

1. **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



**PLANNING BOARD MEETING MINUTES
FEBRUARY 24, 2016 continued**

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.

The Chair read each of the 5 waiver requests into record and briefly explained each prior to each vote. Waivers were voted on individually. They are listed on the November 17, 2014 Site plan, revised 2/23/15, 4/27/15, and 6/17/15 which is on file with the Clerk's office and in the Land Use office.

MOTION I: to grant Waiver (Dead-End Streets) made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.

MOTION I: to grant Waiver (Dead-End Streets) made by Mr. Petrillo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

MOTION I: to grant Waiver (Streets and Roadway Specifications) made by Mr. Petrillo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

MOTION I: to grant Waiver (Standard Cross Section) made by Mr. Petrillo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

MOTION I: to grant Waiver (Standard Cross Section) made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.

Brief dialogue was had regarding Covenant, Decision, and next actions by the PB.
Chair stated the waivers would be drafted for the next meeting.

2. **Carney Street**, proposed subdivision –Informal discussion
Mr. Grenier of J.M. Grenier Associates Inc. discussed details of a proposed 7-lot, single family subdivision Plan located off Carney Street with the Planning Board. Board noted sight distance as a possible issue. It was suggested the engineer discuss street grading with the DPW director.

IV. SUBDIVISION RULES AND REGULATIONS

V. MINUTES/MAIL/INVOICES

1. 2/10/16 Meeting Minutes

MOTION I: to accept the 2/10/16 meeting Minutes made by Mr. Antonellis. Motion was seconded by Mr. Smith. Motion carried 5-0-0

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

1. Mr. Petrillo asked about a previously discussed topic, revising the Uxbridge Zoning Bylaws, footnote 4 in the Table of Dimensional Requirements. A brief discussion was had.

MOTION I: to draft a memo to the ZBA requesting they sponsor a warrant article to strike footnote 4 from the Uxbridge Zoning Bylaws under the Table of Dimensional Requirements made by Mr. Petrillo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

2. Chairman Joseph Leonardo stated that pursuant to MGL Chapter 30A Section 21a-3, it is necessary for the Planning Board to enter into executive session to discuss strategy with respect to litigation pertaining to Eber Taft Lane. The Board will not reconvene at the conclusion of the executive session. He asked if there was a motion on the floor to convene in executive session for the purpose stated.



PLANNING BOARD MEETING MINUTES
FEBRUARY 24, 2016 continued

MOTION I: to reconvene for the purpose stated made by Mr. Petrillo and adjourn the regular Planning Board meeting. Motion was seconded by Mr. Smith. Chair stated all votes must be taken by roll call vote and asked the Board to state their name and vote. Peter Petrillo-aye, James Smith-aye, Joe Leonardo-aye, Barry Desruisseaux-aye, Dan Antonellis-aye.

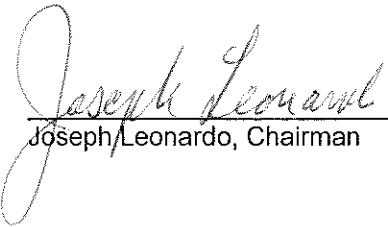
VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *March 9, 2016*

Adjournment from the regular Planning Board meeting and entering into Executive Session at approximately 8:40 P.M.

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

March 16, 2016

Date