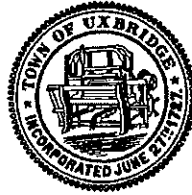


Joseph Leonardo, Chair  
 James Smith, Vice Chair  
 Barry Desruisseaux, Clerk  
 Daniel Antonellis, Member  
 Peter Petrillo, Member  
 Peter Pavao Alternate Member



Uxbridge Town Hall  
 21 South Main Street, Room 205  
 Uxbridge, MA 01569  
 508-278-8600 x2013 p  
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**PLANNING BOARD MEETING MINUTES  
 WEDNESDAY, MARCH 16, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, March 9, 2016, 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, Member Daniel Antonellis, and Alternate Member Peter Pavao; 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.

**II. PUBLIC HEARING(S):**

**1. ARTICLE 2: AMEND THE ZONING BYLAWS, APPENDIX A, TABLE OF USE REGULATIONS AND APPENDIX B, TABLE OF DIMENSIONAL REQUIREMENTS**

To see if the Town will vote to:

Item 1: Amend the Zoning Bylaws, Article III, Use Regulations, Section 400-10 Use Regulations, § 400-10 Section D 6

Item 2: Amend the Zoning Bylaws, Article VI, Special Nonresidential Regulations, §400-20, Section B, 5

Item 3: Amend the Zoning Bylaws, Article X, Definitions

Item 4: Amend the Zoning Bylaws, Appendix A, Table of Use Regulations, Section E, Industrial Uses

Item 5: Amend the Zoning Bylaws, Appendix A, Table of Use Regulations, Section E

Item 6: Amend the Zoning Bylaws Article IV, Dimensional and Bulk Requirements §400-13, Section B

Item 7: Amend the Zoning Bylaws, Appendix B, Table of Dimensional Requirements

**SPONSOR: Town Manager**

Articles 2 & 3 were discussed at the same time.

**2. ARTICLE 3: AMEND THE ZONING MAP**

To see if the Town will vote to amend the Town of Uxbridge Zoning Map by re-zoning from "Residential C" to "Industrial" the following parcel of land situated on the southwesterly side of Millville Road, Uxbridge, Massachusetts, containing 227 acres, more or less, being more particularly bounded and described as noted in the legal description on file with the Town Clerk's Office.

**SPONSOR: Town Manager**

a. **Abutter Letter** was received. Planning Board reviewed a copy in their folders.

The Chair stated discussion would be had and the Public Hearing would remain open to allow additional input.



**PLANNING BOARD MEETING MINUTES  
MARCH 16, 2016 continued**

The Town Manager, Mr. Genereux, gave a history leading up to the proposed bylaw change. He stated last year two companies looked at the same parcel and currently the bylaws are prohibitive due to size limitation. The Article was placed on the Special Town Meeting rather than the Annual Town Meeting due to the discussion length usually involved with this type of change and due to the Special Town Meeting having already been in place for another Article. (Wastewater Treatment) Mr. Genereux reviewed each part of the proposed bylaw changes, detailed the reasons for each proposed change, and passed out an FAQ informational packet.

The Board took comments from the public. Six residents spoke to the matter expressing their concerns about devaluation of their homes, safety issues, water issues, the character of the Town, the location of the power plants, and contaminated soils from other towns currently being used at the proposed site.

The Chair stated the Public Hearing would be continued to allow input from other departments and Boards.

**MOTION I: to continue the Public Hearings for Articles 2 and 3 to March 23<sup>rd</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.**

*Continued from February 24, 2016*

3. **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.

Steve O'Connell of Andrews Engineering updated the Board. He stated they were waiting for review comments from Graves Engineering. They had their public hearing before the Conservation Commission and had gone on a site work with them. He stated Graves was also doing a review for Conservation on the project.

Chair said a letter had been received by the Fire Chief. Chief Kessler addressed his comments in the letter regarding the applicant's request for waivers. The project is outside the water district and he discussed how the 24' road width waiver requested would affect firefighting abilities. Discussion was had regarding cisterns, reliability, and other alternatives to provide adequate firefighting abilities.

One abutter spoke to the matter. Mr. Healy asked questions regarding the traffic study that was performed. General discussion was had regarding the study, road speed, weather, parking, trails, town owned public land, and easements.

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

*Continued from February 24, 2016*

4. **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. Final revised draft of Subdivision Rules & Regulations completed**

Discussion was had with the Fire Chief. He was comfortable with projects being run by him for his input. Chief Kessler was open to discussion on a case by case basis rather than changing the regulations. The Chair asked for additional guideline language from other Towns which the Chief said he would look into and provide.



PLANNING BOARD MEETING MINUTES  
MARCH 16, 2016 continued

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

*Continued from February 24, 2016*

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.

- a. 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. Desruisseaux.  
Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.**

*Continued from February 24, 2016*

6. **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. Mr. O'Connell of Andrews Engineering submitted a letter requesting a continuance to the next meeting.

7. **FY16-14 Special Permit Application** - The Owner/Applicant of record, **Mark Oliveira**, is seeking approval of a Special Permit to construct a 12,600 SF building addition and associated earthwork, utility, and stormwater construction. Property is located on **47 Industrial Drive, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 45, Parcels 624 & 626. The title to said land is recorded in the Worcester District Registry of Deeds Books 20023 & 21949, Pages 1 & 39; Property is located in an industrial zone.

Mr. O'Connell of Andrews Engineering, representing Thermal Seal/Mark Oliveira, discussed the history of the property, current and future business plans, and project details including drainage patterns and stormwater.

No abutters were present that wished to speak to the matter. Planning Board had no additional questions. The Board stated they would continue the public hearing to review Graves comments when they were available.

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

#### IV. 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 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.

Decision is still being drafted. Board signed the previously approved Waivers



**PLANNING BOARD MEETING MINUTES  
MARCH 16, 2016 continued**

**V. SUBDIVISION RULES AND REGULATIONS**

**VI. MINUTES/MAIL/INVOICES**

**1. 2/24/16 Meeting Minutes**

**MOTION I: to accept the 2/24/16 meeting Minutes made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0**

**2. 2/24/16 Executive Session Meeting Minutes –Eber Taft**

**MOTION I: to approve the Minutes from the Executive Session on 2/24/16 made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.**

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

**VIII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *March 23, 2016***

**Adjournment from the regular Planning Board meeting at approximately 9:21 P.M.**

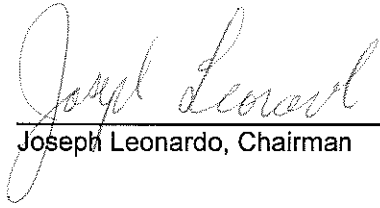
Respectfully submitted,

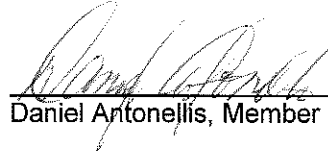
Lynn Marchand  
Land Use Administrative Assistant



PLANNING BOARD MEETING MINUTES  
MARCH 16, 2016 continued

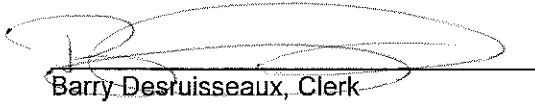
Planning Board Signatures

  
\_\_\_\_\_  
Joseph Leonardo, Chairman

  
\_\_\_\_\_  
Daniel Antonellis, Member

\_\_\_\_\_  
James Smith, Vice-Chair

  
\_\_\_\_\_  
Peter Petrillo, Member

  
\_\_\_\_\_  
Barry Desruisseaux, Clerk

\_\_\_\_\_  
Peter Pavao, Alternate Member

  
\_\_\_\_\_  
Date