

APR 21 '16 AM 8:00

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



Uxbridge Town Hall
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Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, MARCH 23, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, March 23, 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 Administrative Assistant Lynn Marchand;

Absent: Alternate Member 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.

**Some agenda items were taken out of order to allow time for applicants to arrive.*

II. PUBLIC HEARING(S):

MOTION I: to take Articles 2 & 3 out of order made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

Continued from March 16, 2016

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 but voted on separately

MOTION I: to close the Public Hearing on Article 2 made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

MOTION II: to recommend the Board vote favorable action on Article 2 with the amendments put forth by the IDC. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.



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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

The Town Manager, Mr. David Genereux, discussed the Industrial Development Committee's (IDC's) changes to the Warrant Articles. He stated the Board of Selectmen had met earlier that day and voted 4-1 favorable support of the Articles. The Planning Board would be the second Board to review them and the Finance Committee would review the Articles the following evening. He said that a motion would be made on the floor on the day of the Town Meeting to include the changes approved by the IDC.

The Chair read some of the changes into the record and opened the floor to the public.

A resident, Tim Hall, asked what else could potentially go into that spot, if both Articles pass and for any reason, the power plant cannot or chooses not to use that site. Mr. replied that the area is priority habitat with endangered species and that those areas would remain undisturbed. The rest of the area would be filled and the area would be very difficult to use for anything. He further stated that another power plant may be interested in that area. Mr. Genereux stated that if Article 2 failed, he would withdraw Article 3 and would not be supportive of any other industry in that spot if the power plant did not go into that parcel because it is uniquely suited for a power plant.

Another resident asked for documentation to show that the Boards in Town had done their due diligence, on the proposal, that residents could review. Mr. Desruisseaux replied that he didn't feel there was any such review at this time as the Article was only pertaining to re-zoning and that the next step, if approved, would be to review a specific proposed project. The applicant asked if there was any review of the pros and cons of rezoning the parcel. Mr. Genereux stated that they do not do studies when someone wants to rezone a piece of property. Mr. Desruisseaux explained the after-process when a business would have to come through the Planning Board and an entire approval process where the Board would review the details.

MOTION I: to close the Public Hearing on Article 3 made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

MOTION II: to recommend the Board vote favorable action on Article 3 to amend the zoning map made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

Continued from March 16, 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 gave an update. He told the Board that after working with Mr. Healey and his client that they had created an alternative layout which eliminated one entrance point and looped the road back onto itself. He stated that the alternative layout resolved the sight distance and drainage issues, reduced the amount of road to just over 5000 feet, had the same number of lots, and approximately one more acre of open space. He said he would be working with the Fire Chief regarding cisterns, their structure, and location. They would be underground within easements.



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Fire Chief Kessler said he had seen the design and spoken with Mr. Healey. He expressed support of the design if cisterns were part of the equation, since they would be needed for protection due to the length and width of the road. He discussed cistern maintenance and how it might be paid for; homeowner's association, developer deposit, etc.

The Vice-Chairman, Mr. Smith, expressed concerns regarding a 51 lot subdivision on a dead-end road, citing that the revised subdivision rules and regulations had already raised the amount of allowed houses to 25 and that the waiver that would be sought would be more than double that amount. Mr. O'Connell stated that the concern was due to fire safety/protection and that they would be working to address that issue. Mr. Smith stated that the redesign was to appease a single individual rather than for the benefit of the Town. Mr. O'Connell pointed out that there would be less roadway for the Town to maintain. Mr. Smith stated that even with two entrances, he felt there should be cisterns due to the length of the road and number of houses on it, stating that in the event of an emergency there could be residents from 50 houses trying to exit onto one street while responders were trying to enter onto the street.

The Board had general discussion with Mr. O'Connell regarding alternative design ideas. The Chair stated he would like to see more on the site plan showing the proposed location of each cistern with each house no more than 1000 ft away from the nearest cistern, a widening of the entrance, and the street width increased to 26'. Chair stated he would like to speak to DPW and the Fire Chief. Mr. O'Connell stated that the applicant was not in favor of a homeowner's association.

Mr. O'Connell submitted a 60-day extension letter

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

MOTION II: Mr. Desruisseaux made a motion to hear Articles 2 & 3. Mr. Petrillo seconded the motion. Motion carried 5-0-0.

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4. **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 asked for a continuance to the next meeting stating that the project is still being reviewed by Conservation.

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

Continued from March 16, 2016

5. **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.



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

6. **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 requested a continuance until the project could be reviewed by Graves Engineering.

**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.**

7. **FY08-05 Special Permit Modification Application – Rogerson Commons**. The Owner/Applicant of record, Rogerson Crossing Realty Trust, is seeking approval to construct 66 townhouse style units and roadway with associated grading, drainage, and utilities pursuant to Section 400-29 of the Uxbridge Zoning Bylaws. **Property is located off Rogerson Crossing**. The property is shown on the Town of Uxbridge Assessor's Map 12B & 12C, Parcels 3768 & 4455. The title to said land is recorded in the Worcester District Registry of Deeds Book 53646 & 53741, Page 389 & 227; Property is located in Residential A Zone.

Mr. O'Connell of Andrews Engineering presented the Rogerson Commons proposed project discussing waivers needed, Graves comments, stormwater, Conservation review, degraded riverfront status, 2 car garages and parking areas, town sewer and water, duplex single level units, single point of entrance over the Rogerson Crossing bridge, snow removal, DPW & Chair's meeting with the structural engineer who is responsible for the inspection and certification of the bridge construction.

The Chair opened the hearing to the public. William Kessler, speaking as a resident, stated he felt better about the current proposal compared to the previous one.

The Chair encouraged the Board members, individually or in groups of two, to take a drive out to see the project.

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

8. **Proposed Warrant Articles** –Changes to Uxbridge Zoning Bylaw, 400-11 Accessory Uses and Structures

SPONSOR: Zoning Board of Appeals

**MOTION I: to recommend the Board vote favorable action on zoning bylaw change 400-11
Accessory Uses and Structures made by Mr. Desruisseaux . Motion was seconded by Mr. Petrillo.
Motion carried 5-0-0.**

III. BUSINESS

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.



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Decision is being drafted.

2. FY16-16 ANR -Freedom's Way/Meadow Brook Knoll

Michael Salvador discussed the ANR with the Board; reviewing the internal lot line changes to lots 15, 16, & 19, showing no change in frontage and stating that all lots are still conforming.

MOTION I: to endorse the ANR for Freedom's Way/Meadow Brook Knoll, Grey Wolf Development Corp. made by Mr. Desruisseaux. Motion was seconded by Mr. Motion carried 5-0-0.

IV. SUBDIVISION RULES AND REGULATIONS

V. MINUTES/MAIL/INVOICES

1. 3/16/16 Meeting Minutes : passed over

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

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

MOTION 1: to adjourn the meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0. Adjournment from the regular Planning Board meeting at approximately 8:30 P.M.

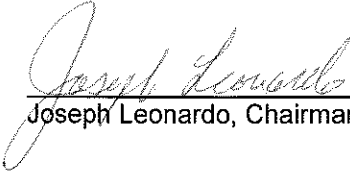
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

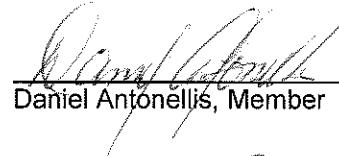


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Planning Board Signatures



Joseph Leonardo, Chairman

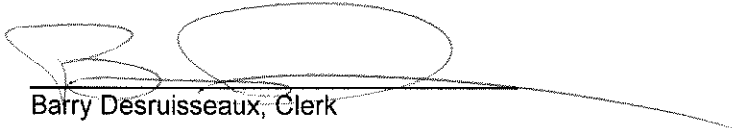


Daniel Antonellis, Member

James Smith, Vice-Chair

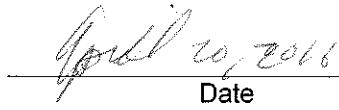


Peter Petrillo, Member



Barry Desruisseaux, Clerk

Peter Pavao, Alternate Member



Date