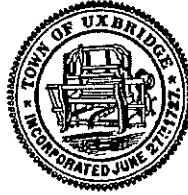


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Pavao, Member



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PLANNING BOARD MEETING MINUTES WEDNESDAY, MAY 11, 2016

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, May 11, 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, Member Peter Pavao, Member Daniel Antonellis and Administrative Assistant Lynn Marchand;

Absent: Clerk Barry Desruisseaux

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):

Continued from April 27, 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.

Mr. O'Connell of Andrews Engineering stated they were completing the revisions discussed at previous meetings and asked to continue the public hearing the next meeting. A 60-day extension letter was submitted to the Board.

Continued from April 27, 2016

2. **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.

Mr. O'Connell of Andrews Engineering stated they were waiting for comments from Graves engineering, their 2nd review, and were addressing issues with Conversation. A 60-day extension letter was submitted to the Board.

Continued from April 27, 2016

3. **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.



**PLANNING BOARD MEETING MINUTES
MAY 11, 2016 continued**

Mr. O'Connell of Andrews Engineering stated revised plans were complete, would be sent to the Board, have been sent to Graves, and review funds would be submitted. He asked for a continuance while the review process is ongoing.

4. **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.

Discussion was had regarding the itemized issues addressed by the applicant in response to Graves review. A total of 283 total parking spaces would now be available, roadway was increased from 20' to 22', no sidewalks, proof of existing easement, road would remain private in perpetuity.

MOTION I: to close the public hearing for Rogerson Commons made by Mr. Antonellis. Motion was seconded by Mr. Smith. Motion carried 4-0-0.

MOTION II: to accept the modified plans for Rogerson Commons townhouse development with latest revision date of April 21, 2016.

Continued from April 27, 2016

5. **FY16-21 Definitive Subdivision Application** - The Owner/Applicant of record, **Rifleman Properties, LLC**, is seeking approval of a proposed subdivision entitled **Autumn Vista Definitive Subdivision** with twenty-four (24) proposed lots, total acreage of tract being approximately 34.5 acres. Property is located on **0 & 478 Blackstone Street**, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 36, Parcels 124, 191, & 997. The title to said land is recorded in the Worcester District Registry of Deed Book 54559, Page 391 and Deed Book 17499, Page 131. Property is located in the Residential-C Zoning District.

Representing the applicant, Mr. O'Connell of Andrews Engineering stated that a traffic study was being performed in response to abutters' concerns. He said they would also be hydrant flow testing however they are currently proposing private wells and sewer. Mr. O'Connell said he would touch base with the fire Chief to discuss cisterns. The Chair asked that he also address the other issues in the fire chief's letter.

No abutters were present that wish to speak to the application.

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

Continued from May 11, 2016

6. **FY16-22 Definitive Subdivision Modification Application** - The Owners of record, **Alfred & Jacqueline Ricca**, are seeking approval of a proposed definitive subdivision modification entitled **King Street Estates** revising the subdivision from five (5) lots on a public roadway to four (4) lots on a private roadway, total acreage of tract being approximately 12.96 acres. Property is located on **128 King Street/15, 16, 25, & 26 Ricca Way Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 53, Parcels 679, 1494, 1548, 1455, & 1461. The title to said land is recorded in the Worcester District Registry of Deed Book 25464, Page 136. Property is located in an agricultural zone

Representing the applicant, Mr. O'Connell of Andrews Engineering described the area, history of the project, and discussed the current modification. He referenced the comments from the Fire Chief and how they would address them including increasing the road width from 18' to 20'. He stated that covenants and private roadway agreements would be in place. Discussion was had regarding the roadway. The Board reviewed the waiver requests. Mr. Smith stated he'd like to see a covenant and surety.



**PLANNING BOARD MEETING MINUTES
MAY 11, 2016 continued**

Abutters stated there should be a "real road", wanted it to be public, and expressed concern about loss of privacy and that the road would cross two (2) gas pipelines. Mr. O'Connell commented that the gas company had been notified. Mr. Smith requested a letter from the gas company. Mr. Smith asked about guardrails and Mr. O'Connell stated he would check on it. The Chair addressed some of the abutter concerns and answered questions. Mr. O'Connell addressed the engineering questions of other abutters.

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

Continued from April 27, 2016

7. **FY16-15 Special Permit & Preliminary Subdivision** Application - The Owners of record, **Arnold S. & Sylvia A. Baker**, and applicant of record, **JLT Development, LLC/James Tetreau**, are seeking approval of a Preliminary Plan and Special Permit to construct a residential conservation development, **Trowbridge Acres**, including 640 foot long road with twelve (12) lots. Property is located on **434 Sutton Street**, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 4, Parcel 2976. The title to said land is recorded in the Worcester District Registry of Deeds Book 5656 Page 319; Property is located in an agricultural zone.

Chair stated they are still waiting on the letter from the applicant's attorney regarding the Open Space and that a draft of the decisions, for the Special Permit and Preliminary Subdivision, had been completed. He suggested the Board members do an informal site visit, individually. General discussion was had regarding the Open Space.

* Board did not close the PH...will vote to close and re-vote on 5/25/16 or at the next meeting date.

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.

The Chair stated the Decision was drafted and would be reviewed by himself, Mr. Desruisseaux, and Mr. Antonellis.

2. Down East –guardrails

A representative for Down East submitted a written request for a waiver of construction of guardrails as they were not needed. Graves Engineering stated their agreement and DPW sent an email concurring with Graves Comments and stated that given the roadway geometry and design speed, they see no need to install the guardrail as a vehicle should be able to recover. The Chair asked the admin. to draft a letter and that he would sign it for the Down East representative.

MOTION I: Mr. Pavao made a motion to approve the granting of the waiver to not having to install guardrails for Down East. The motion was seconded by Mr. Antonellis. The motion carried 4-0-0.

IV. MINUTES/MAIL/INVOICES

1. 4/20/16 Meeting Minutes –passed over
2. 4/27/16 Meeting Minutes –passed over
3. The Board signed invoices to be paid, over \$600.

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



PLANNING BOARD MEETING MINUTES
MAY 11, 2016 continued

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *May 25, 2016*

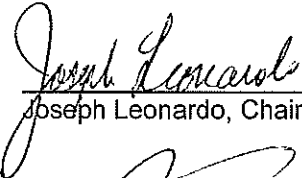
MOTION 1: to adjourn the meeting made by Mr. Smith. Motion was seconded by Mr. Antonellis.
Motion carried 4-0-0.

Adjournment from the regular Planning Board meeting at approximately 8:28 P.M.

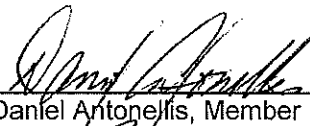
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant


Planning Board Signatures




Joseph Leonardo, Chairman



Daniel Antonellis, Member



James Smith, Vice-Chair



Peter Pavao, Member

Absent

Barry Desruisseaux, Clerk

June 8, 2016

Date