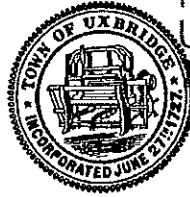


JUN 23 '16 AM 9:09

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 25, 2016

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, May 25, 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 Pavao, New Alternate Member Justin Piccirillo, and Administrative Assistant Lynn Marchand;

Absent: Member Daniel Antonellis

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 May 11, 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.

Representing the owner/applicant, Mr. Stephen O'Connell of Andrews Engineering gave a preview of the revised Plans to be submitted. The Chair stated they were waiting for comments from Graves Engineering. No members of the public wished to speak to the application. A letter of extension was submitted.

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

Continued from May 11, 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.

On behalf of Countryside Associates LLC, Mr. O'Connell spoke to the Board regarding the DEP letter and stated he was preparing a response which he would provide to the Board. He stated they had addressed most of Graves Engineering's comments and expected to resolve the environment issues that DEP's letter discussed.

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

Continued from May 11, 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



**PLANNING BOARD MEETING MINUTES
MAY 25, 2016 continued**

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 the applicant, discussed Graves comments and stated a check would be submitted for the review fees. He stated a letter of extension would be submitted to allow time for the Decision to be drafted.

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

MOTION II: to grant the Special Permit for 47 Industrial Drive to construct an approximately 12,600 square foot building addition and associated earthwork, utility, and stormwater construction made by Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 4-0-0.

Continued from May 11, 2016

- 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.

The Chair read the applicant attorney letter regarding the Open Space into the record. No one from the public spoke to the application

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

MOTION II: to approve the Special Permit and Preliminary Subdivision Conservation Design made by Mr. Smith. Motion was seconded by Mr. Desruisseaux Motion carried 4-0-0.

Mr. Desruisseaux recused himself.

Continued from May 11, 2016

- 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. Stephen O'Connell of Andrews Engineering stated they were in the process of submitting substantially revised plans in response to abutters' concerns and Graves Engineering's comments. A sight line analysis and a speed analysis/trip generation was submitted to the Board. He stated a hydrant flow test would be completed within the next week.

Discussion was had regarding some of Graves remarks and the speed analysis.

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



**PLANNING BOARD MEETING MINUTES
MAY 25, 2016 continued**

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. Stephen O'Connell of Andrews Engineering submitted a request for a continuance and stated the reason to be that after contacting the Gas Company, Spectra Energy, they stated that the applicant need to excavate and determine the depth of the gas lines so that the Gas Company can give an adequate review of the roadway designs over their easement. It was anticipated to be completed within the next few weeks. The applicant will be hiring a contractor to do the digging and the Gas Company will be supervising.

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

7. **FY16-23 Special Permit** - The Owners of record, **Geraldine & George May/Applicant Northeast Clean Energy Corp.**, are seeking approval of a proposed Special Permit to construct a 2.0 Megawatt AC solar electrical generating facility, total acreage of tract being approximately 25 acres. Property is located on **680 Hartford Ave East Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 8, Parcels 2258. The title to said land is recorded in the Worcester District Registry of Deed Book 9769, Page 1. Property is located in a Residential-C zone

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering discussed the history of the property and stated the owner was Geraldine May and the late Dr. George May.

Mr. O'Connell gave an overview of the property, stormwater, gravel roadway, no need for landscape screening, and future residential lots. Board members asked about distances from the nearest existing residents' properties, stone wall removal, erosion control, and Graves review. Mr. Leonardo asked for screening on the outside of the fence and stated that there were 30+ items to be addressed from Graves Engineering's review.

Abutter comments: Jeffrey Lemay, son of the late Dr. May, read a letter into the record, reviewing the history of the family use of the land, stating that his father would not have wanted the property to be used this way, and that the Will was missing. He mentioned a historical cemetery on the property. Mr. O'Connell stated he was aware of only one grave, Maury's tomb, and that they would show it on a future site plan.

Abutters expressed concerns regarding run-off/stormwater, the stone wall, a natural spring, a culvert, land maintenance under the panels, visibility, effects on wildlife that live in the woods and use it as a pathway, Town aesthetics, chemical applications for grass or cleaning, private wells in the area, screening that's consistent with the environment such as mature trees. Most stated they would prefer a subdivision as opposed to a solar farm.

Mr. O'Connell stated the fencing would be several inches off the ground to allow small animals to maintain their travel patterns.

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

III. BUSINESS



**PLANNING BOARD MEETING MINUTES
MAY 25, 2016 continued**

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 that they did not have a quorum present that could sign the Decision. Mr. O'Connell, representing the applicant stated that he had granted an extension.

2. **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 stated that an extension was given to finish completing the draft of the Decision.

3. **Down East –guardrails**

The Chairman signed a letter stating that guardrails were not needed.

MOTION I: to grant the Chair the right to sign a letter allowing minor changes, previously approved by the Board, providing there is no modification to the engineered plans on a case by case basis. Motion was seconded by Mr. Smith. Motion carried 5-0-0

4. **ANR-FY16-25, 937 & 947 Millville Rd**

Representing the applicant, Mr. O'Connell stated they were just moving property lines. No new lots were being created.

MOTION I: to grant the ANR for 937 & 947 Millville Rd. to Robert & Ashley Chicoine. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

5. **ANR-FY16-26, 734 & 748 West St**

Representing the applicant, Mr. O'Connell stated this was a previously approved Retreat Lot and that the appeal period ended today.

MOTION I: to grant the ANR for 734 & 748 West St. owned by Donald & Robert Koopman. Motion was seconded by Mr. Smith. Motion carried 4-0-0.

Mr. Smith recused himself.

6. **ANR-FY16-27, Richardson St., Lot 6.**

Representing the applicant, Mr. O'Connell stated this was a previously approved Retreat Lot and that the appeal period ended today.

MOTION I: to grant the ANR for Richardson St. owned by TTK Real Estate, LLC. Motion was seconded by Mr. Pavao. Motion carried 3-0-0.

IV. MINUTES/MAIL/INVOICES



**PLANNING BOARD MEETING MINUTES
MAY 25, 2016 continued**

1. 4/20/16 Meeting Minutes – passed over
2. 4/27/16 Meeting Minutes – passed over
3. 5/11/16 Meeting Minutes – passed over

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *June 8, 2016*

**MOTION 1: to adjourn the meeting made by Desruisseaux. Motion was seconded by Mr. Pavao.
Motion carried 5-0-0.**

Adjournment from the regular Planning Board meeting at approximately 9:06 P.M.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant



PLANNING BOARD MEETING MINUTES
MAY 25, 2016 continued

Planning Board Signatures

Absent

Joseph Leonardo, Chairman

James Smith, Vice-Chair

Barry Desruisseaux, Clerk

Daniel Antonellis, Member

Peter Pavao, Member

Date