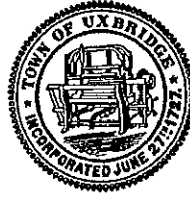


Joseph Leonardo, Chair  
 James Smith, Vice Chair  
 Barry Desruisseaux, Clerk  
 Daniel Antonellis, Member  
 Peter Pavao, Member



Received by  
 Uxbridge  
 Town Clerk

Uxbridge Town Hall  
 21 South Main Street, Room 205  
 Uxbridge, MA 01569  
 508-278-8600 x2013 p  
 508-278-0709 f

**PLANNING BOARD MEETING MINUTES  
 WEDNESDAY, June 8, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, June 8, 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 Dan Antonellis, Member Peter Pavao, Alternate Member and Justin Piccirillo.

**Absent:** Administrative Assistant Lynn Marchand;

**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 25, 2016*

- 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 reviewed the revised plans and each item of Graves review. He stated there were no utility or drainage easements for stormwater basins. He said the land would be conveyed to a non-profit.

Board had a brief discussion regarding whether the homeowner or the Town would be responsible for maintenance of the grass swale. Regarding soil testing, Graves wanted Mr. O'Connell's DEP # to be listed on the Plans as the soil evaluator. Regarding stormwater treatment units that require maintenance with a vacuum truck, Mr. O'Connell stated a sum of approximately \$10,000 would be given to the Town/DPW to either rent one or purchase one with surrounding towns to be shared as needed. He also stated a sum of approximately \$5,000 per cistern would be given for maintenance. Emergency Access road details will be discussed with the Fire Chief.

Also submitted were request for waivers. There was brief discussion.

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

*Continued from May 25, 2016*

- 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 stated they were still resolving the issues with Conservation and DEP. Mr. Smith asked for a 21E for the separate parcel.



PLANNING BOARD MEETING MINUTES  
June 8, 2016 continued

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

Mr. Desruisseaux recused himself.

*Continued from May 25, 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. The results of the hydrant flow test showed that there was inadequate town water pressure to support the subdivision. Applicant would like to stay with private wells.

Mr. O'Connell spoke with the Fire Chief regarding the findings. He stated that he would be satisfied with a 20,000 gallon cistern and 24' of pavement.

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

- 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 stated he drove the site in response to abutter's concerns. Referencing pictures he took, he discussed screening, visibility, access, and site distance. He restated that a portion of the property would be left for open space, 25 acres would be for the solar project, and there would also be approximately 4 residential lots.

The Board asked about keeping some of the existing tall trees providing they didn't have a detrimental shade impact.

Abutter comments: general comments and questions regarding the project details; also retreat lot and frontage questions and reason for location.

Mowry's tomb will remain on an independent parcel. Sheryl Romasco of the Historic Cemetery Committee voiced support of the project in hopes that the homeowners might maintain the area on and around the tomb.

**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.**

Mr. Smith recused himself.

- FY16-24 Definitive Subdivision Application, Tucker Hill Estates** - The Owner of record, **TTK Real Estate/James Smith**, is seeking approval to create fifteen (15) single family residential building lots. Property is located on **70 Richardson Street Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 29, Parcels 1355. The title to said land is recorded in the Worcester District Registry of Deed Book 54245, Page 268. Property is located in a Residential-C zone.



**PLANNING BOARD MEETING MINUTES**  
**June 8, 2016 continued**

Mr. O'Connell, representing the applicant, described the project and previous ANR's granted as well as the Retreat Lot. He stated there would be 15 new lots, a single access road, on site water and septic, and grass swales as part of the low impact design. He stated Graves had done its review and Andrews Engineering would be providing a reply. He said the project is currently before the Conservation Commission.

The Chairman stated they expected to be hearing from DPW, the Fire Dept, and other depts. There was no one from the public that wish to speak to the application.

**MOTION I: to continue the Public Hearing to the next meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion 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 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.

**MOTION I: to endorse the Woodland Park decision made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 3-0-0.**

Mr. Smith returned to the meeting.

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

**MOTION I: to endorse the Special Permit Modification decision made by Mr. Desruisseaux. Mr. Antonellis seconded the motion. Motion carried 4-0-0.**

3. **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

**MOTION I: to endorse the decision for the Special Permit for 12 lots for Trowbridge Acres made by Barry Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 4-0-0.**

**MOTION II: to endorse the decision for the Preliminary Subdivision for 12 lots for Trowbridge Acres made by Barry Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 4-0-0.**

4. **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



PLANNING BOARD MEETING MINUTES  
June 8, 2016 continued

land is recorded in the Worcester District Registry of Deeds Books 20023 & 21949, Pages 1 & 39; Property is located in an industrial zone.

**MOTION I: to endorse the decision for the Special Permit for Thermal Seal, 47 Industrial Drive made by Barry Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 5-0-0.**

**5. ANR –FY16-28, Stanphyl Rd/West St**

Byron Andrews of Andrews Engineering, representing the applicant, spoke to the application explaining the adding of a portion of land to another existing lot and the separation of another lot for the buildable lot granted by the ZBA.

The Board asked questions regarding the ZBA decision.

**MOTION I: to endorse ANR for the division of land on Stanphyl Rd/West St owned by Cynthia M. LaFrance & Stanphyl Road made by Barry Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0**

**IV. MINUTES/MAIL/INVOICES**

**1. 4/20/16 Meeting Minutes**

**MOTION I: to accept the 4/20/16 meeting Minutes as written made by Mr. Smith. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0**

**2. 4/27/16 Meeting Minutes**

**MOTION I: to accept the 4/27/16 meeting Minutes as written made by Mr. Antonellis. Motion was seconded by Smith. Motion carried 5-0-0**

**3. 5/11/16 Meeting Minutes**

**MOTION I: to accept the 5/11/16 meeting Minutes made by Mr. Antonellis. Motion was seconded by Mr. Smith. Motion carried 4-0-0**

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

**1. 19 Fisher Street:**

Mr. Leonardo recused himself.

Discussion was had between the Board, Andrews Engineering, Attorney Picard, Larry Bragdon, and Harry Romasco regarding what needed to be included on a site plan and possible minor modifications to the Decision.

Mr. Desruisseaux left after the discussion.

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, June 22, 2016**

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

**Adjournment from the regular Planning Board meeting at approximately 9:48 P.M.**

Respectfully submitted,

Lynn Marchand  
Land Use Administrative Assistant



**PLANNING BOARD MEETING MINUTES**  
June 8, 2016 continued

**Planning Board Signatures**

Absent

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

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

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

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

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

\_\_\_\_\_  
Justin Piccirillo, Alternate Member

6-22-16

\_\_\_\_\_  
Date