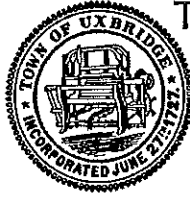


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Pavao, Member
Justin Piccirillo

T/C



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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, June 22, 2016**

JUL 14 '16 AM 8:59

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, June 22, 2016, at 7:00 P.M.** in the **Lower Town Hall, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present:, Vice Chair James Smith, Clerk Barry Desruisseaux, Member Dan Antonellis, Member Peter Pavao, Alternate Member and Justin Piccirillo.; Administrative Assistant Lynn Marchand

Absent: Chair Joseph Leonardo

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 Vice Chair, who led the Pledge of Allegiance.

II. PUBLIC HEARING(S):

Continued from June 8, 2016

- 1. 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.

The Vice Chair stated that a letter had been received from the owner formally withdrawing the application.

Mr. Desruisseaux recused himself.

Continued from June 8, 2016

- 2. 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 revised Plans had been submitted to Graves Engineering for review and they were awaiting the reply. He gave the Board a brief update on the revisions: hydrant flow test completed -low water pressure, proposing a 20 gallon cistern and consultation with the Fire Chief, traffic speed, recordings, traffic counts and sight distance complete, & 24' pavement.

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

Mr. Desruisseaux returned to the meeting.

- 3. 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



PLANNING BOARD MEETING MINUTES
June 22, 2016 continued

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, requested a continuance. He stated they would be performing tests to check the depths of the gas mains in the easement in order to provide proper cover over the gas lines for the road design.

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

4. **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. O'Connell of Andrews Engineering, discussed the revised plans that addressed Graves comments on the last review.

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

Mr. Smith recused himself.

5. **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.

Representing the applicant, Mr. O'Connell of Andrews Engineering stated they were working with ConCom and they would have revised Plans, within the next week, addressing the comments from Conservation and Graves Engineering.

MOTION I: to continue the Public Hearing to the next meeting made by Mr. Antonellis. Motion was seconded by Mr. Pavao. Motion 4-0-0.

III. BUSINESS

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 applicant, Mr. O'Connell of Andrews Engineering stated that the Decision was being drafted.

One abutter asked to speak to the Board regarding Cobbler's Knoll. The Chair stated the Public Hearing was closed but allowed the abutter to be heard, but explained that they could not incorporate his comments into the decision. The Speaker became abusive towards the Board and disruptive to the



PLANNING BOARD MEETING MINUTES
June 22, 2016 continued

meeting. The Board rebutted the remarks. The Chair stated the meeting would be moving on from the commentary, thanked the abutter for his comments but cited his behavior as disrespectful.

2. Rogerson Commons –Passed over

3. ANR -71 Commerce Drive

Representing the applicant, Mr. O'Connell of Andrews Engineering discussed the reconfiguring of the land.

MOTION I: to approve the ANR for 71 Commerce Drive by Mr. Antonellis. Motion was seconded by Mr. Piccirillo. Motion 4-0-0.

IV. MINUTES/MAIL/INVOICES

1. 05/25/16 Meeting Minutes

MOTION I: to approve the Minutes of 5-25-2016 as written by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion 3-0-0.

2. 06/08/16 Meeting Minutes –Passed over

MOTION I: to approve the Minutes of 6-8-2016 as written by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion 4-0-0.

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

1. 0 Quaker Highway, informal discussion regarding a proposed Retreat Lot

Mr. Hurteau, the owner of the property, asked the Board about building a Retreat Lot with the property being located both in Uxbridge and Millville. The Board reviewed the maps submitted and explained that the bylaw required the frontage to be on an existing Town Way; the frontage on Mr. Hurteau's property was all in Millville. Discussion was had regarding other alternatives and options.

2. 19 Fisher Street: The Vice Chair stated that minor modifications were being included with the Special Permit Decision. The applicant and the abutter's attorney acknowledged their agreement. The Vice Chair asked for a motion to approve the minor modification by referencing therein the SDS Plan, Driveway Grading Plan, and the additional summaries.

MOTION I: made by Mr. Antonellis to approve the amendment to the Special Permit previously granted on May 3, 2016, by referencing therein the SDS Plan and the Driveway Grading Plan, adding 3 paragraphs in the BACKGROUND/SUMMARY section, 3 additional FINDINGS (numbered 10-12) and 4 additional CONDITIONS (numbered 6-9). Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

3. Mountainview Estates –discussion

Mr. McCann, appeared at the meeting at the request of the Planning Board to address several construction issues. He stated that he had videos and pictures from when the road was paved. The Board discussed what was no verified. He stated the Bond would remain in place.

The Vice-Chair stated the Board will be satisfied when the catch basin is catching the water runoff. Discussion was had regarding what had been addressed. The Vice Chair stated they would check during the next major rainstorm and the biggest concern was water coming into the street. Re: the Grass shoulder - Mr. McCann stated it would be done soon.

He submitted a flash drive with pictures and videos of the work that had been performed. He stated he would provide a check for the engineering review fee.



PLANNING BOARD MEETING MINUTES
June 22, 2016 continued

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, July 13, 2016

MOTION 1: to adjourn the meeting made by Desruisseaux. Motion was seconded by Mr. Antonellis.
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

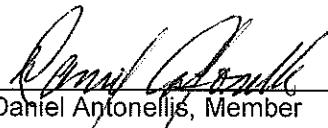
Planning Board Signatures

Absent


Joseph Leonardo, Chairman

James Smith, Vice-Chair


Barry Desruisseaux, Clerk



Daniel Antonellis, Member



Peter Pavao, Member



Justin Piccirillo, Alternate Member

7-13-16

Date