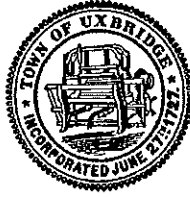


James Smith, Chair
Barry Desruisseaux, Vice Chair
Peter Pavao, Clerk
Joseph Leonardo, Member
Daniel Antonellis, Member
Justin Piccirillo, Alternate Member



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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, July 13, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, July 13, 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, and Alternate Member Justin Piccirillo.; 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.
The Chair took one item out of order: III. Business, #4, Reorganization. Mr. Smith, chaired the meeting after all nominations and votes were taken.

II. PUBLIC HEARING(S):

Continued from June 22, 2016

Mr. Desruisseaux recused himself.

- 1. 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 all items in Graves review were addressed except for 3 items which they deferred to the Board; corners lots that had frontage on two streets –UXBL footnote #4.

Mr. Leonardo commented that this is only an issue in the agricultural zone and that the Board had begun the process to draft a warrant article for the F.A.T.M. to strike footnote 4.

No abutters were present that wished to speak to the application. Mr. O'Connell stated there were no formal phasing requests for the project and will Bond accordingly.

MOTION I: close the Public Hearings made by Mr. Leonardo.
Motion was seconded by Mr. Antonellis
Motion carried 5-0-0.

Mr. Desruisseaux returned to the meeting.

Continued from June 22, 2016

- 2. 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



PLANNING BOARD MEETING MINUTES
July 13, 2016 continued

Representing the applicant, Mr. O'Connell of Andrews Engineering, answered one abutter questions regarding the project, he stated to the Board that they were waiting to hear from Spectra gas company, and he requested a continuance.

MOTION I: to continue the public hearing made by Mr. Leonardo.
Motion was seconded by Mr. Desruisseaux.
Motion carried 5-0-0.

Continued from June 22, 2016

Mr. Smith recused himself.

3. **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.
 - a. Graves Review; Representing the applicant, Mr. O'Connell of Andrews Engineering, stated the revised plans addressed most of the issues except what was listed in the waiver requests and the design of the entrance. Mr. Piccirillo asked about the speed analysis. Mr. O'Connell stated there was low volume and higher speeds. Mr. Pavao concurred and stated there was good sight distance.

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

Mr. Smith returned to the meeting.

1. **FY16-29 Special Permit** – The applicant of record, **Robert and Kristina Stefanick**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **83 and 89 Aldrich Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 45, Parcels 1015 and 1017. The title to said land is recorded in the Worcester District Registry of Deeds Book 46626, Page 392 and Deeds Book 46626, Page 392. Property is located in the Agricultural Zoning District.

Mike Labbe of Heritage Design, representing the applicant, described the proposed retreat lot. Mr. Smith stated it would be helpful if the length of frontage was included on the site plan. Mr. Labbe said he would make the adjustment as they would need to revise for the future ANR plan.

He stated there was an easement for the ATT cell tower personnel only and lots 1 & 2 have 30' of frontage. No abutters were present that wished to speak to the application. The Board reviewed the Bylaw criteria.

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

MOTION II: to grant the Special Permit for the Retreat Lot for 89 Aldrich Street made by Mr. Desruisseaux
Motion was seconded by Mr. Leonardo.
Motion carried 5-0-0.

2. **FY16-31 Special Permit Applicant** - The Owner/Applicant of record, **SAJO Realty Nominee Trust**, is seeking to construct a 0.5-MW rated solar electric generation facility located at **424 Mendon St., Uxbridge, MA**. The facility shall be comprised of approximately 1000 solar modules, electrical inverters, and transformers with switchgear. The property is shown on the Town of Uxbridge Assessor's Map 14, Parcel 4215. The title to said land is recorded in the Worcester District Registry of Deeds Book 52534, Page 250; Property is located in a Residential C zone.



PLANNING BOARD MEETING MINUTES
July 13, 2016 continued

Representing the applicant, Mr. O'Connell of Andrews Engineering stated that the applicant attempted, unsuccessfully, to have the property rezoned and was now pursuing a small solar project at the former Italian Workman's Club. He stated the property abutted the West River. He said there would be tree cutting to mitigate shade impact on the panels, the building would remain for personal use, that it would be gated at the edge of the existing pavement, fenced, and that no stormwater plan would be needed as there would be a net decrease in stormwater as some of the existing pavement would be changed to grassy areas. Also stated there would be no major input or export of soil.

Discussion was had regarding preventing solar glare from the panels to the roadway and screening. Mr. O'Connell stated that the panels would be 8' to 10' high, level with the road to slightly higher.

Several abutters were present and expressed concern regarding screening, negative visual aesthetics, traffic safety due to the high rate of speed on the road, sight distance, increase in noise due to the sound bouncing off the back panels from the frequent trucks, glare and safety issues for drivers, property values/resale concerns, environmental impact due to the proximity of the river, and the scale of the proposed project (project too large for the site).

A site visit was discussed and a date will be set prior to the next planning board meeting. It will be posted on the Town's website/Calendar.

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

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.

Sheryl Romasco of the Historic Cemetery Committee said she was still waiting on the deed for the cemetery. Discussion was had regarding a resolution.

The Board voted on each of the 4 waiver requests individually, after they were read/summarized into the record.

Waiver 1, Section 4.A.2.b

MOTION I: to approve the waiver made by Mr. Desruisseaux
Motion was seconded by Mr. Leonardo.
Motion carried 4-0-0

Waiver 2, Section 4.C.6

MOTION II: to approve the waiver made by Mr. Desruisseaux
Motion was seconded by Mr. Leonardo.
Motion carried 4-0-0

Waiver 3, Section 4.A.2.b & 5.1

MOTION III: to approve the waiver made by Mr. Desruisseaux
Motion was seconded by Mr. Leonardo.
Motion carried 4-0-0

Waiver 4, Section 5.1



PLANNING BOARD MEETING MINUTES
July 13, 2016 continued

MOTION IV: to approve the waiver made by Mr. Desruisseaux
Motion was seconded by Mr. Leonardo.
Motion carried 4-0-0

MOTION V: to accept the decision as written to approve the conservation design of the definitive residential subdivision, Cobblers Knoll, and as a public road by Mr. Antonellis.
Motion was seconded by Mr. Leonardo.
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.

The Board reviewed the revisions of the Plans.

MOTION I: to sign the decision for the Special Permit application for a solar electrical generating facility by Northeast Clean Energy for 680 Hartford Ave East.
Motion was seconded by Mr. Leonardo.
Motion carried 4-0-0.

- ANR -19 Fisher Street**

MOTION I: to endorse the ANR for 19 Fisher Street made by Mr. Desruisseaux.
Motion was seconded by Mr. Pavao.
Motion carried 4-0-0.

- Reorganization:**

Chairman

MOTION I: to nominate Jim Smith as the Planning Board Chairman made by Mr. Leonardo.
Motion was seconded by Mr. Desruisseaux
Motion carried 5-0-0.

Vice-Chairman

MOTION II: to nominate Barry Desruisseaux as the Planning Board Vice Chairman made by Mr. Leonardo.

Motion was seconded by Smith
Motion carried 5-0-0.

MOTION III: to nominate Peter Pavao as the Planning Board Clerk made by Mr. Leonardo.
Motion was seconded by Mr. Smith
Motion carried 5-0-0.

- The Board signed the Worcester Registry of Deeds form; annual update of PB member information
- C.M.R.P.C. Planning Board delegate appointment: Mr. Pavao volunteered to be the delegate.
- 2016 FATM discussion – 7/6/16 ZBA Memo, 2/24/16 PB Memo –passed over

IV. MINUTES/MAIL/INVOICES



PLANNING BOARD MEETING MINUTES
July 13, 2016 continued

- 1. 06/22/16 Meeting Minutes

MOTION I: to approve the Minutes of 6-22-2016 as written by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion 5-0-0.

- 2. The Board signed invoices to be paid over \$600.00 and reviewed FY2016 engineering review deposits.

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

- 1. Mountainview Estates –passed over

- 2. Ledgemere Estates/Tea Party Drive – Mr. Smith gave an update from the 7/11/16 pre-construction meeting and a brief discussion was had.

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, July 27, 2016

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

James Smith, Chairman

Joseph Leonardo, Member

Barry Desruisseaux, Vice-Chair

Daniel Antonellis, Member

Peter Pavao, Clerk

Justin Piccirillo, Alternate Member

July 27, 2016
Date