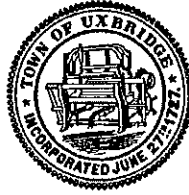


James Smith, Chair
Barry Desruisseaux, Vice Chair
Peter Pavao, Clerk
Joseph Leonardo, Member
Justin Piccirillo, Alternate Member



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PLANNING BOARD MEETING MINUTES WEDNESDAY, August 10, 2016

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, August 10, 2016, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present:, Chair James Smith; Vice Chair Barry Desruisseaux; Clerk Barry Peter Pavao; Member Joe Leonardo; Member Justin Piccirillo

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 July 27, 2016

1. **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

- a. Representing the applicant, Mr. O'Connell of Andrews Engineering spoke to the petition stating they were waiting for final approval from Spectra Energy (gas company) regarding the two gas lines and also Graves Engineering final comments. Revised plans will be submitted.

One abutter expressed concerns regarding the stone wall and access in and out of their driveways during construction. Mr. O'Connell reviewed the project and stated it should not be an issue. Jacqueline Ricca, the owner, spoke to her petition and expressed her desire to be a good neighbor. Another abutter asked questions regarding the details of the project design.

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

Continued from July 27, 2016

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.

- a. Revised plans: Representing the applicant, Mr. O'Connell of Andrews Engineering spoke to the petition, reviewed the public hearing to date, abutters input, responses to reviews and comments, screening, and Conservation.

Abutters expressed concerns regarding the height of the panels, visibility from abutting properties, fencing, the total amount of the panels, the riverfront, and the site visit.



PLANNING BOARD MEETING MINUTES
August 10, 2016 continued

Mr. Desruisseaux addressed concerns stating it was an allowed use but the Board's efforts were to minimize impact to the surrounding properties.

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

Continued from July 27, 2016

3. **FY17-01 Special Permit Applicant** - The Owner of record, **March Property Management, LLC/David Palumbo**, and the Applicant, **ZPT Energy Solutions, LLC/Brendan Gove**, and their representative, **Meridian Associates, Inc./Adam Christie** are seeking to construct a 3.0 Megawatt large-scale, ground-mounted solar photovoltaic installation solar farm. Property is located at **183 & 197 Providence St., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 51, Parcel 2052 & 1244. The title to said land is recorded in the Worcester District Registry of Deeds Book 36640, Page 268 & 272; Property is located in an agricultural zone.

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

III. BUSINESS

1. 348 Blackstone Street –combining lots to build a garage/pole barn: Application was withdrawn by the applicant.
2. Lots 9A & 9B, Crownshield Avenue:
The Board discussed the site plan with the engineer from Guerrier and Halnon which was creating a non-conforming lot and what changes needed to be made.

IV. MINUTES/MAIL/INVOICES

1. 07/25/16 Meeting Minutes –site visit; passed over
2. 07/27/16 Meeting Minutes; passed over

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

1. 164 Providence Street –screening: Mr. Leonardo stated he would look at the screening and encouraged other Board members to drive by.
2. Mountainview Estates –update: no updates.
3. Gravel Permits/follow-up discussions: The Chair stated he would be meeting with Graves Engineering to discuss the application and format requirements. Also discussed: bonding, inspection, protecting the Town/liability to the Town, loam and seeding requirements.



PLANNING BOARD MEETING MINUTES
August 10, 2016 continued

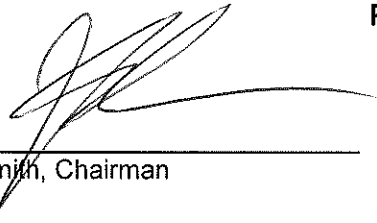
4. Draft the warrant article for the 2016 FATM: striking footnote #4, "Said 300 feet of frontage is required on both streets of a corner lot in the Agricultural zoning district," from the Uxbridge Zoning Bylaws, Table of Dimensional Requirements.

MOTION I: to draft the warrant article made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

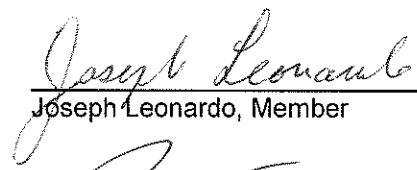
VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 24, 2016.

MOTION I: to adjourn the meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

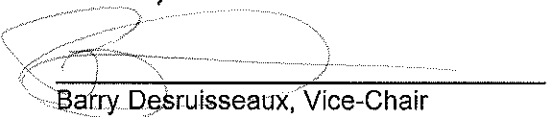
Planning Board Signatures




James Smith, Chairman



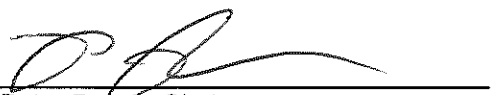
Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair



Justin Piccirillo, Alternate Member



Peter Pavao, Clerk



Date