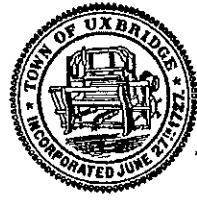


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James Smith, Chair  
Barry Desruisseaux, Vice Chair  
Peter Pavao, Clerk  
Joseph Leonardo, Member  
Justin Piccirillo, Alternate Member



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, August 24, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, August 24, 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 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 August 10, 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

Representing the applicant, Mr. O'Connell of Andrews Engineering stated they had received the review from Graves Engineering and would be making changes to the site plan. A request for continuance was filed.

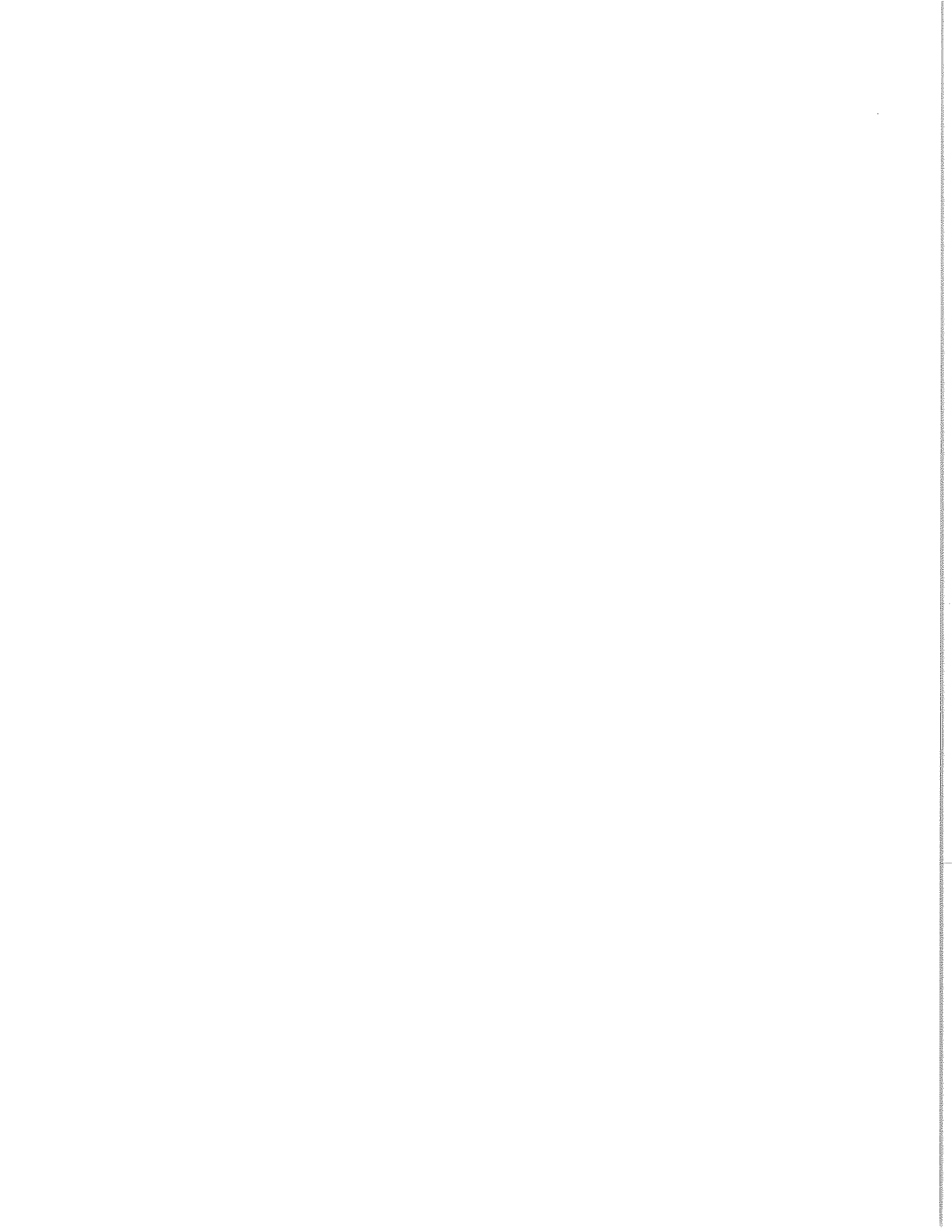
**MOTION I: to continue the Public Hearing to September 14<sup>th</sup> was made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

*Continued from August 10, 2016*

- 2. 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. Leonardo. Motion carried 5-0-0.**

- 3. FY17-06, 68 Henry Street, 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 townhomes with associated paving, grading, landscape, and utilities pursuant occupying 1.12± acres, or 59.24± percent of the entire site as depicted on the Topographic & Utility Plan pursuant to Article VIII Overlay District Regulations, Section 400-40 Waucantuck Mill Adaptive Reuse Overlay





**PLANNING BOARD MEETING MINUTES**  
**August 24, 2016 continued**

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.

Representing the applicant, Mr. O'Connell of Andrews Engineering, reviewed the history of the project. He stated that it had been previously submitted and withdrawn without prejudice. It is located in the old Wacantuck Mill history adaptive overlay district and was recently approved by the Conservation Commission. The project had been reviewed with the Fire Dept. Mr. O'Connell reviewed the stormwater plan with the new Board members. He stated that after numerous revisions, Graves Engineering had submitted their review stating that all issues had been addressed. Mr. Smith asked if DPW had reviewed the water and sewer aspects of the project. Mr. O'Connell stated they had and there were no outstanding issues. Also stated, all property maintenance would be obtained privately and all easements for infrastructure would be obtained before building permits were sought. Discussion was had regarding the stop sign. It was agreed that it should be a "break-away" sign. Mr. O'Connell stated the site had been cleared by DEP. Mr. O'Connell submitted an RTN for environmental things that have taken place thru the years. Mr. O'Connell submitted a report from CMG Environment and the Administrative Consent Order from DEP.

Abutters asked questions regarding the dam and who is responsible for it. Mr. O'Connell stated Uxbridge Associates LLC, not the owners/applicants of this project, were responsible for it. He also answered questions regarding where snow storage would be, stormwater, traffic impact and safety. Mr. Leonardo stated all issues had been addressed.

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

**III. BUSINESS**

1. **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. The Decision will be drafted for the next Planning Board meeting.

1. **ANR -83 Aldrich Street**: SP Retreat Lot-83 Aldrich Street. Representing the applicant, Lance Anderson of Heritage Design Group, stated the Board has signed the mylars of the previously approved Special Permit and the 20-day appeal period had passed.
2. **ANR -FY17-08, 9A & 9B Crownshield Ave**: Jeff Stafanick of Guerriere and Halnon spoke to the application. Previously an ANR was submitted but the Board found that the lot lines were too close to the houses. Mr. Stafanick said they had reconfigured the lot into 4 lots, A, B, C, & D.

The Land Surveyor, Normand Guimached did not sign the plan. Mr. Stafanick stated they had reviewed plans and added the meets and bounds of Lot 8A since it had been given to the Planning Board office.

Members of the Board reviewed the Mylar with Mr. Stafanick. The Board discussed zoning issues, that the application didn't match the plan; and that they were splitting two lots not just one lot, on Crownshield and also on Hyde Park (Circle). There was also a question regarding the application fee being sufficient based on it being two lots being split.

The Board indicated that lower taxes had been paid on very large parcels and it had not been delineated on the original approval of the subdivision. Mr. Desruisseaux stated they cannot do an ANR on a private roadway (only on a public roadway) and Lots B & C would be located on the private roadway.



**PLANNING BOARD MEETING MINUTES  
August 24, 2016 continued**

Mr. Smith stated that they could not sign an ANR for reconstructing the subdivision as it is a Modification not an ANR/81P. The Board reviewed their concerns regarding setbacks and what would be needed on the Plan to meet the ANR requirements.

**IV. MINUTES/MAIL/INVOICES**

1. 07/25/16 Meeting Minutes –site visit; passed over
2. 07/27/16 Meeting Minutes; passed over
3. 08/10/16 Meeting Minutes; passed over

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

\*Mr. Smith recused himself.

-Tucker Hill Estates, Phase I: Mr. O'Connell of Andrews Engineering stated the previously approved decision was filed and the 20-day appeal period on the subdivision decision had lapsed with no appeals and the decision had been certified by the Clerk that there were no appeals. He reviewed the process for the newer Board members. He stated they were seeking endorsement of the Mylars and the Covenant, a contract agreement between the developer and the Board obligating them to certain conditions, which will be signed by the Board and which will be recorded with the Registry of Deeds along w/the Mylar. Plans goes on record creating legal lots and the Assessor gets notified by the registry that they are lots. He stated in order to get Lot releases, surety in the form of bonds or insurance would have to be given after the PB's engineer reviewed the work completed.

**MOTION I: Mr. Pavao made a motion to endorse the Covenant dated August 24th for TTK Real Estate for Tucker Hill Estates. Mr. Piccirillo seconded the motion. Motion carried 4-0-0.**

**MOTION II: Mr. Pavao made a motion to endorse the Mylars for Tucker Hill Estates. Mr. Piccirillo seconded the motion. Motion carried 4-0-0.**

Mr. Smith returned to the meeting.

-Discussion was had regarding Ledgemere Country, the lost decision, and signing a new signature page with the old decision and a notation regarding what was done. It should then be filed with the Clerk's office. The Board said Town Counsel would be consulted.

1. 164 Providence Street –screening
2. Mountainview Estates –update
3. Gravel Permits/follow-up discussions

-155 Laurel Street, Hathaway Pit: discussion was had regarding the submitted gravel permit application, National Heritage Endangered Species requirements, and the review by Graves Engineering. It was stated that the permit would be revised and the applicant would provide a bond.

- a. New Standard Application: Board reviewed existing application & discussed revisions
- b. Standard letter for gravel removal operations: Graves Engineering

Jim Hogan, Conservation Commission, spoke to the Board regarding gravel operations and importation.

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, September 14, 2016.**

**MOTION I: Mr. Desruisseaux made a motion adjourn the meeting. Mr. Leonardo seconded the motion. Motion carried 5-0-0.**

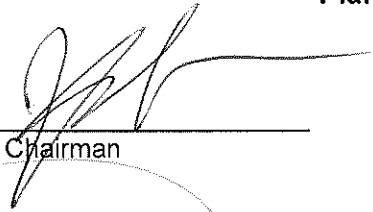


**PLANNING BOARD MEETING MINUTES**  
**August 24, 2016 continued**

Respectfully submitted,

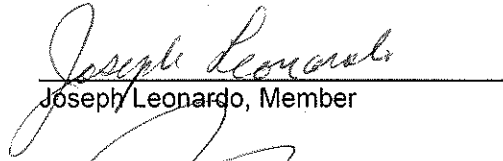
Lynn Marchand  
Land Use Administrative Assistant

**Planning Board Signatures**



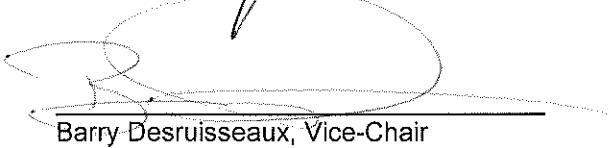
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James Smith, Chairman



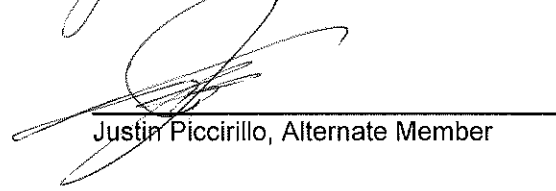
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Joseph Leonardo, Member



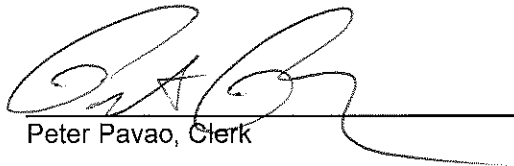
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Barry Desruisseaux, Vice-Chair



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Justin Piccirillo, Alternate Member



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Peter Pavao, Clerk

9 Nov 2016

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Date