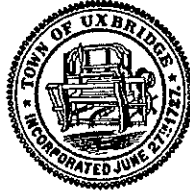


James Smith, Chair
 Barry Desruisseaux, Vice Chair
 Peter Pavao, Clerk
 Joseph Leonardo, Member
 Justin Piccirillo, Alternate Member



Uxbridge Town Hall
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 Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
 WEDNESDAY, October 12, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, October 12, 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; Also 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.

***Announcement: There will be no meeting on Oct 26th. The Planning Board's regularly scheduled meeting on October 26th will be changed to October 19th.**

II. PUBLIC HEARING(S):

Continued from September 28, 2016

- 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

Andrews Engineering representative submitted a request for a continuance and an extension letter. He stated they were waiting for Spectra Gas to get back to them.

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

Mr. Smith recused himself.

Continued from September 28, 2016

- FY17-10 Definitive Subdivision** – The owners of record, **Mark W. & Debra A. Dunleavy**, and applicant, **TTK Real Estate, LLC**, are seeking approval for a Definitive Subdivision to construct fourteen (14) single family residential building lots in addition to the previously approved eleven (11) lots. Property is located **on Tucker Hill Estates, Phase II, 90 Richardson St, Uxbridge, MA.** The property is shown on the Town of Uxbridge Assessor's Map 24B & 29, Parcel 3871 & A.P.O.1355. The title to said land is recorded in the Worcester District Registry of Deeds Book 46106 & 54245, Page 385 & 268. Property is located in a Residential-C zoning district.

Andrews Engineering representative reviewed Graves Engineering's report and submitted a new stormwater report. The Board reviewed #5 & #9 of Graves report. The Board required that the applicant have Graves review #9 and provide an acknowledgement report.

There were no abutters present that wished to speak to the application.



PLANNING BOARD MEETING MINUTES
October 12, 2016 continued

MOTION I: to close the Public Hearing made by Mr. Piccirillo.
Motion was seconded by Mr. Pavao.
Motion carried 4-0-0

Mr. Smith returned to the meeting.
Continued from September 28, 2016

3. **FY17-03, Cote Lane, Definitive Subdivision** Application - The Owner/Applicant of record, **Stage One Investors, LLC** is seeking approval of a seven (7) lot subdivision on a 490' cul-de-sac on a total acreage tract of 4.69 acres. Property is located on **Cote Lane, Uxbridge MA on the southerly side of Carney Street to the west of Marywood Street**. The property is shown on the Town of Uxbridge Assessor's Map 24A, Parcel 1434. The title to said land is recorded in the Worcester District Registry of Deeds Book 54575, Page 91; Property is located in Residential Zone A.
 - a. Continued to November 9th per applicant's request

III. BUSINESS

1. **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.

- a. Decision draft; The Board reviewed the decision language, site plan, and screening.

MOTION I: to endorse the special permit application for the solar electrical generating facility for 183 & 197 Providence Street by Mr. Desruisseaux.
Motion was seconded by Mr. Leonardo.
Motion carried 5-0-0

IV. MINUTES/MAIL/INVOICES

1. 08/10/16 Meeting Minutes –passed over
2. 08/24/16 Meeting Minutes –passed over
3. 09/14/16 Meeting Minutes –passed over
4. 09/28/16 Meeting Minutes –passed over

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

1. 85 Chestnut Street - Informal discussion re: preliminary subdivision; applicant not present
2. 164 Providence Street –screening ; Mr. Leonardo stated 6-7 trees were dead and needed to be replaced but they had followed the planting plan.
3. Buxton St –screening/plantings ; Mr. Smith and Mr. Leonardo viewed the properties. They did follow the plan, however the 15' spacing and the dry summer caused the plantings to appear inadequate.
4. Mountainview Estates –update ; Conservation is reviewing
5. Autumn Vista Subdivision
 - a. Endorsement of Mylars –passed over



PLANNING BOARD MEETING MINUTES
October 12, 2016 continued

- 6. Cobble's Knoll Subdivision
 - a. Endorsement of Mylars; passed over

-Mr. Tapscott addressed the Board and discussed the two earth filling bylaw warrant articles. (Articles 10 & 18). Mr. Piccirillo asked if additional conditions could be added over and above the ACO process. Mr. Tapscott discussed the ACO process and the bylaw. He stated that the ACO would be part of the PB permitting process. The PB could decide if the ACO was adequate or if he doesn't meet conditions of the bylaw so the bylaw would allow local input.

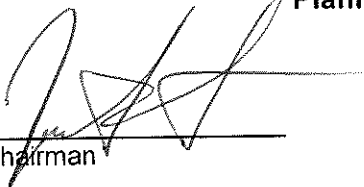
VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, October 19, 2016.

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

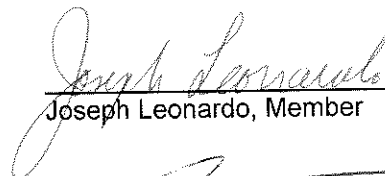
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures



James Smith, Chairman



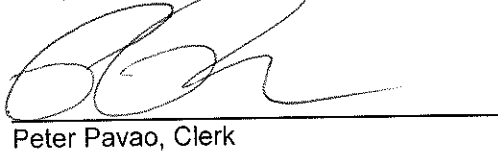
Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair



Justin Piccirillo, Alternate Member



Peter Pavao, Clerk

11-30-16

Date