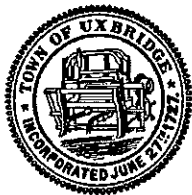


James Smith, Chair
 Barry Desruisseaux, Vice Chair
 Peter Pavao, Clerk
 Joseph Leonardo, Member
 Justin Piccirillo, Member



Uxbridge Town Hall
 21 South Main Street, Room 205
 Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
 WEDNESDAY, November 30, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, November 30, 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 present 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.

II. PUBLIC HEARING(S):

Continued from November 9, 2016

- 1. 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.

John Grenier, engineer for the proposed project and Steve Venincasa, proponent for the project, spoke to the Board reviewing the proposal of a 450' roadway with cul de sac which would serve for access for 7 SF residences with town water & sewer, He stated they are addressing stormwater issues. Site distance was discussed and the Board stated they would schedule a site visit on December 10th at 10am. Discussion was had regarding the actual speeds travelled by motorists.

Abutters asked questions regarding the requested waivers. The Board stated they would vote on them at the end of the public hearing.

MOTION I: to continue the Public Hearing to December 14th made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

Continued from November 9, 2016

- 2. FY17-15, 85 Chestnut St, Preliminary Subdivision Application** - The Owners/Applicants of record, **Richard & Valerie Aguiar**, are seeking approval of a Preliminary Plan to construct a six (6) lot residential subdivision. Property is located on **85 Chestnut Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 44, Parcel 494. The title to said land is recorded in the Worcester District Registry of Deeds Book 22965, Page 3; Property is located in an agricultural zone.

The applicant submitted a letter withdrawing their application.

Continued from November 9, 2016

- 3. FY17-16, 124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Special Permit Application** - The Applicant of record are **Cumberland Farms, Inc.** and the owners of record, **Richard & Edward Riley, Lori & Scott Brady, Blackstone Realty, LLC, & Blackstone Realty, LLC** are seeking a **Special Permit** to raze the existing site and construct/operate a 4,786 square foot retail convenience store with automobile fillings stations; six (6) fueling stations/12 fueling positions including diesel. Properties are located on **124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Uxbridge, MA**. The properties are shown on the Town of Uxbridge Assessor's Map 304, Parcels 2966, 2967, 2964, & 2958. The titles to said land are recorded in the Worcester District Registry of Deeds



**PLANNING BOARD MEETING MINUTES
November 30, 2016 continued**

Books 34960, 41846, 18685, & 20548 Pages 391, 394, 305, & 195; Properties are located in a Business zone.

The Chair stated that Graves Engineering suggested having an independent traffic study. Representing the applicant, Attorney Tom Reidy spoke to the Board regarding the proposed Cumberland Farms project. He stated the applicant had addressed Graves and DPW's comments but wanted additional comments and direction from the Planning Board before drafting their reply as well as any additional public comments and concerns.

Discussion was had regarding traffic direction, cut-thru traffic, traffic safety, the telephone pole, entrance and exit issues, truck delivery times not being in the middle of the night or during peak traffic hours, noise issues associated with deliveries, The Board asked for a noise study to determine how much more noise would result from the proposed project and that it be formally reviewed by the PSC. Discussion was had regarding stormwater and traffic.

Numerous abutters spoke to the proposed project. Abutters voiced the following concerns regarding the proposed project: Traffic, safety, noise, potential pollution, lowered property values, parking, neighborhood character, effects on small local businesses, lack of benefit to the Town, safety during snowstorms due to decreased road area (with snow banks) and increased safety issues, damage to property due to increased traffic issues, lighting and noise issues, parking for Cote Collisions being moved from current location back onto their property causing traffic visibility issues, traffic with funeral traffic normally in that area and the increased traffic from the proposed project, and the inability of the side streets to accommodate commercial traffic.

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

The Board thanked the abutters for their participation. The Chairman called a 5 minutes recess.

III. BUSINESS

Public Hearing Closed November 9, 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. Decision draft: to be drafted by the next meeting

Mr. Smith recused himself.

2. Tucker Hill Estates, Phase II

- a. Mylars

MOTION I: to sign the Mylars for Tucker Hill Estates made by Mr. Piccirillo. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

MOTION II: to sign the Covenant for Tucker Hill Estates made by Mr. Piccirillo. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

Mr Smith returned to the meeting.



**PLANNING BOARD MEETING MINUTES
November 30, 2016 continued**

3. Walnut Grove/Calvary Crossing, bond reduction request

- a. 11-21-16 DPW comments
- b. 11-14-16 old DPW comments
- c. Copy of bond
- d. Copy of Decision
- e. Eng. Rev. Fee needed (if inspections are required)

Mr. O'Connell stated he wanted to complete the road completion process with the Planning Board and asked for a bond reduction based on the work that had been completed. He reviewed what had been completed with the Board. Discussion was had regarding what work still needs to be completed. The Board asked for an engineering review fee so that Graves engineering could do a report based on a site visit and the provided information so they could set an appropriate Bond amount.

MOTION I: to make a formal request to have Graves engineering review the project, pending an engineering review amount to be estimated by Graves, made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

Mr. Smith recused himself.

4. ANR 138 High Street

Representing the applicant, Mr. O'Connell of Andrews Engineering described the parcel of land that was approved as a retreat lot and that the appeal period had expired and been signed by the Town Clerk. He stated they were doing the ANR as the next step for the approved retreat lot.

MOTION I: to endorse the ANR for 138 High Street made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

5. Gravel Operations Review/Updates/Violations/General Discussion

175 South Street: Engineering review deposit had been received and a bullet list of items still outstanding had been sent to the applicant's attorney with a request that they be address as soon as possible with the Planning Board.

775 Millville Road: No new updates; no application received.

Review of active/not active gravel operations:

Gravel operations that are now deemed to be non-active: Chocolog Rd, 27 Henry St.,

Board asked to find out if Graves sent out a letter to all known Gravel operation land owners.

Board asked Planning Office to check into Lackey Dam to find out if they are active/inactive.

6. Master Planning

Mr. Piccirillo had the Planning Office forward templates used by other Towns to Board members. He stated he would look into State information to provide to the Board. He asked for direction/feedback from the Board regarding whether it should be taken on by the Board or given to a committee.

IV. MINUTES/MAIL/INVOICES

1. 09/14/16 Meeting Minutes -passed over

2. 09/28/16 Meeting Minutes

MOTION I: to accept the Minutes of September 28, 2016 by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

3. 10/12/16 Meeting Minutes



**PLANNING BOARD MEETING MINUTES
November 30, 2016 continued**

MOTION I: to accept the Minutes of October 12, 2016 by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

- 4. 10/19/16 Meeting Minutes -passed over
- 5. 11/09/16 Meeting Minutes -passed over
- 6. Invoices: invoices over \$600 reviewed and signed by the Chairman. One invoice over \$2000 was shared with the Board.

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

Mr. Desruisseaux discussed a meeting from today regarding an ACO. He stated questions would be submitted and compiled to be submitted to Town Counsel who will meet with the group (with representatives from multiple Boards and Departments.) He asked that the Board submit questions and then they could remove any duplicates before submitting to Town Counsel. He stated he would like the multi-Board/multi-Department group to discuss the future of Uxbridge, similar to master planning, working as a collective group rather than having discord between boards/departments over conflicting ideas and opinions. He stated that the group would be meeting again the following Wednesday and that the last meeting went very well. At this time, it would not be directly open to the public because each of the varied Boards and Depts. involved brought to the table what they know based on public comments they've received, the general consensus of the public sentiment, including their issues and concerns.

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, December 14, 2016.
During the meeting, the Chair announced that due to the holiday and Town Hall being closed early on November 22nd, the Planning Board meeting would be moved to November 30th.

MOTION I: to adjourn by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant


Planning Board Signatures



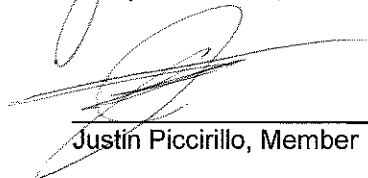
James Smith, Chairman



Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair



Justin Piccirillo, Member

Absent

Peter Pavao, Clerk

Jan 11, 2017

Date