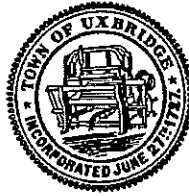


James Smith, Chair
 Barry Desruisseaux, Vice Chair
 Peter Pavao, Clerk
 Joseph Leonardo, Member
 Justin Piccirillo, Member



Uxbridge Town Hall
 21 South Main Street, Room 205
 Uxbridge, MA 01569
 508-278-8600 x2013 p
 508-278-0709 f

**PLANNING BOARD MEETING MINUTES
 WEDNESDAY, January 11, 2017**

**Received by
 Uxbridge
 Town Clerk**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, January 11, 2017, 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, Member Joseph Leonardo, Member Justin Piccirillo; also present Administrative Assistant Lynn Marchand.

Absent: Clerk Peter Pavao

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 December 28, 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.

a. Crash data -UXPD

Representing the applicant, the project engineer John Grenier of JM Grenier Associates, discussed the site walk and site distance issue. He stated there was a stopping distance requirement of approximately 340 feet with a design speed of 30 mph and with the current design layout they could provide about 240 feet. He presented two options for the Board to consider to address the issue. Discussion was had with the Board regarding the design challenges. The Board emphasized public safety being their chief concern. Mr. Grenier stated they would redesign to maximize site distance and get creative with drainage.

MOTION I: to continue the Public Hearing to January 25th made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

Continued from December 28, 2016

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

- a. *****Applicant has requested a continuance to the next PB meeting on Jan. 25th**



PLANNING BOARD MEETING MINUTES
January 11, 2017 continued

MOTION I: to continue the Public Hearing to the 28th made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

3. **CITIZEN'S PETITION:** To see if the Town will vote to amend the zoning map incorporated into its zoning bylaws by rezoning the following parcels to the Residential A zone from the existing Business zone: a parcel of land located at **124/126 N Main St** and shown on Uxbridge assessors map 18b as lot 2966, containing 7062 sq. ft and more particularly described in a deed recorded in the Worcester District Registry of Deeds book 34960 pg 391 and also a parcel of land located at 128/130 N Main St and shown on Uxbridge assessors map 18b as lot 2967, containing 6534 sq. feet and more particularly described in a deed recorded in the Worcester District Registry of Deeds book 41846 page 394, thereby extending the Residential A zone on the westerly side of North Main Street; or take any other action relating thereto."

Mr. Bonci spoke to his wife's citizen's petition. He stated the reason for the petition was to reduce the size of the business that could be placed there. He felt a large business was not in the best interest of the town in that location in terms of community value, character, safety, values, financial, services, economic development, and property values. Abutters and owners of the properties to be rezoned stated they did not want it rezoned, that there had been an existing consulting business on one of the properties, and felt that it was not a good residence as it was on a busy road. Other abutters expressed concerns regarding the drainage issues and the catch basin.

One abutter stated he had not been notified. *all public hearing notices for the PB are sent via certified return-receipt. Upon review of the return receipt cards after the meeting, it was determined that the abutter had signed for and received the notification

One abutter stated they had no problem with a small business, as the existing consulting business was, but expressed concerns regarding a larger scale project such as the proposed Cumberland Farms. The Board reminded the speaker that they were not discussing that project; only the citizen's petition.

Mr. Bonci stated this was not to stop the Cumberland Farms project as the zone was locked in for that project but that if the it did not go through then this rezoning would stop another large scale business from going into that area.

The Board reiterated that they were only discussing the citizen's petition; not other projects and not drainage issues.

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

Discussion was had regarding mixed residential and business uses of the properties up and down the road, the previous zoning of the property, the fact that it was a petition to rezone someone else's properties that the petitioner did not own against the wishes of the property owners,

MOTION II: unfavorable action made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

The Chair announced a brief recess.

IV. BUSINESS

PH closed November 9, 2016; continued thru December 14th & 28th, 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



PLANNING BOARD MEETING MINUTES January 11, 2017 continued

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. Revised Waivers
- b. Revised Decision draft

The Board reviewed the decision draft. Mr. O'Connell of Andrews Engineering on behalf of the applicant reviewed the submissions and concerns of the Board that were addressed; waivers, covenant, and private road maintenance agreement. Discussion was had regarding the previous waiver list and the revised waiver list. The Board

MOTION I: to accept the waivers as written made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

MOTION II: to accept the certificate of approval for the definitive subdivision of King St Estates as written made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

Mr. Smith recused himself.

2. **FY17-19, Definitive Subdivision** – The owner of record, **Bonsmith, LLC/James Smith** is seeking approval for a **Definitive Subdivision** to construct two (2) single family residential building lots. Property is located on **Summit Estates, 65 Richardson Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 29, Parcel 1227. The title to said land is recorded in the Worcester District Registry of Deeds Book 56339, Pages 279. Property is located in a Residential-C zoning district.

- a. Waiver List
- b. Decision Draft
- c. Plans with required revisions

Mr. O'Connell of Andrews Engineering on behalf of the applicant summarized where in the process they were. It was stated that a decision draft would be presented for review shortly.

Mr. Smith returned to the meeting.

3. **175 South Street, Gravel Permit Application**

- a. Review Cease & Desist Order
- b. Review Permit

The Chair stated at the last meeting that the applicant had enough information for the permit. The Board reviewed the permit and conditions. He stated that the applicant's attorney had reviewed the conditions and had no issues with them.

MOTION I: to lift the cease and desist order currently on 175 South Street for gravel removal made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

MOTION II: to endorse the gravel removal permit for 175 South Street Richardson North Corporation as written with conditions made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.



**PLANNING BOARD MEETING MINUTES
January 11, 2017 continued**

4. ANR: FY17-21, Hyde Park Circle/Crownshield Ave (Ledgemere)

Representing the applicant, Jeff Stefanick of Guerrier & Halnon, spoke to Board regarding the ANR application. He stated they were taking two and a half lot and making them into seven lots. He reviewed the lot divisions with the Board. The Chair stated he had conferred with the Town Attorney and after a lengthy back and forth it was determined it could be divided via ANR's instead of a modification to the subdivision because the road is bonded, however it was noted that DPW may have requirements (before building could be allowed).

MOTION I: to approve the ANR for Hyde Park Circle made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

The Board endorsed the Mylars.

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

a. 775 Millville Rd

No application had been received.

- 6. Master Planning *passed over temporarily to endorse the Minutes.** After endorsement of Minutes and signing of invoices, Mr. Piccirillo went through older files in the Planning Office and stated there have been many attempts at master planning in the past without a lot of public input. The Board discussed the difficulties with public involvement due to multiple differences of opinions. Mr. Piccirillo talked about conducting a public survey in order to get a consensus on citizen's priorities and needs. General discussion was had regarding crumbling infrastructure/water/sewer/roads, lower taxes, business and types of businesses, land use, and grant writing. Mr. O'Connell spoke to regarding citizen's wishes in order to have public support at Town Meeting for money for specific development. He stated informing people ahead of time of the details, possibly sent out with the tax bills would be beneficial. He stated in other Towns Boards, Committees, and Management work together in the same direction. The Board stated increased public involvement and funding was crucial to Town Planning.

V. MINUTES/MAIL/INVOICES

1. 09/14/16 Meeting Minutes

MOTION I: to accept the Minutes of September 14, 2016 by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

2. 10/19/16 Meeting Minutes

MOTION I: to accept the Minutes of October 19, 2016 by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

3. 11/09/16 Meeting Minutes

MOTION I: to accept the Minutes of November 9, 2016 by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

4. 11/30/16 Meeting Minutes

MOTION I: to accept the Minutes of November 11, 2016 by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.



**PLANNING BOARD MEETING MINUTES
January 11, 2017 continued**

5. 12/14/16 Meeting Minutes

MOTION I: to accept the Minutes of December 14, 2016 by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

The Board signed multiple invoices for payment.

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

**VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *January 25, 2017.*
time of adjournment**

MOTION I: At approximately 9:23 p.m. Mr. Desruisseaux made a motion to adjourn. The motion was seconded by Mr. Piccirillo Motion carried 4-0-0.

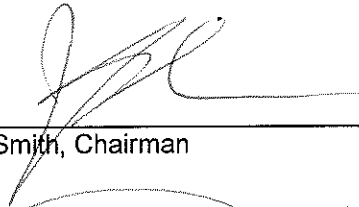
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant




PLANNING BOARD MEETING MINUTES
January 11, 2017 continued

Planning Board Signatures



James Smith, Chairman

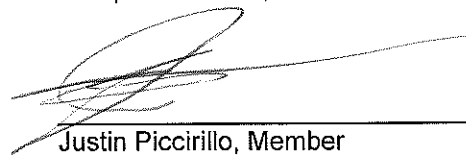


Barry Desruisseaux, Vice-Chair

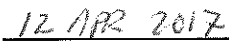
Peter Pavao, Clerk



Joseph Leonardo, Member



Justin Piccirillo, Member



Date