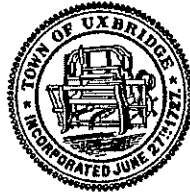


James Smith, Chair
 Barry Desruisseaux, Vice Chair
 Peter Pavao, Clerk
 Joseph Leonardo, Member
 Justin Piccirillo, Member



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PLANNING BOARD MEETING MINUTES WEDNESDAY, February 8, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, February 8, 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, Vice Chair Barry Desruisseaux, Clerk Peter Pavao, Member Justin Piccirillo; Also present Administrative Assistant Lynn Marchand.

Absent: Member Joe Leonardo

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from January 25, 2017

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. Revised Plans
- b. Reply to Graves Eng. review

The Chair stated the applicant had requested a continuance.

MOTION I: to continue to February 22nd made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

Continued from January 25, 2017

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. Revised Plans
- b. Revised Stormwater report
- c. Noise study
- d. Supplemental traffic study info.
- e. Reply to Graves Eng. Review
- f. Reply to DPW's comments

The Chair stated the applicant had requested a continuance.



**PLANNING BOARD MEETING MINUTES
February 8, 2017 continued**

MOTION I: to continue to February 22nd made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

Continued from January 25, 2017

3. **FY17-23 Special Permit & Preliminary Subdivision Application** - The Owners of record, **Arnold S. & Sylvia A. Baker**, and applicant of record, **JLT Development, LLC/James Tetreau/Timothy Barlow**, are seeking approval of a **Definitive Subdivision (Residential Conservation Development)** to construct a residential conservation development, **Trowbridge Acres**, including 640 foot long road with twelve (12) lots. Property is located on **434 Sutton Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 4, Parcel 2976. The title to said land is recorded in the Worcester District Registry of Deeds Book 5656 Page 319 and is free of encumbrances except for the following 200' wide New England Power Company easement at southwest corner of parcel; parcel currently under Chapter 61A for land growing agricultural use.; Property is located in an agricultural zone.

The Chair stated the applicant had requested a continuance.

MOTION I: to continue to February 22nd made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

Continued from January 25, 2017

4. **FY17-25, 785 Quaker Hwy., Special Permit Application** - The Owner/Applicant of record, **El-Massih Enterprises, LLC/Fadi El-Massih**, is seeking a **Special Permit** to construct a gas service station and retail convenience store, with a future drive through, and associated earthwork, paving utilities, and landscaping. Property is located on **785 Quaker Highway, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 51, Parcel 188. The title to said land is recorded in the Worcester District Registry of Deeds Book 40841 Page 89; Property is located in a Business zone.

*The applicant/engineer was not present at the time their petition was called.

MOTION I: to take Rogerson Crossing out of order made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

MOTION II: to continue to February 22nd made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

III. BUSINESS

1. **FY17-21 Special Permit Modification Application** - The Owner/Applicant of record, **Rogerson Crossing Realty Trust**, is seeking approval to construct 66 townhouse style units and roadway with associated grading, drainage, and utilities pursuant to Section 400-29 (Townhouse Development) of the Uxbridge Zoning Bylaws. Property is located on **0 Rogerson Crossing**. The property is shown on the Town of Uxbridge Assessor's Map 12B & 12C, Parcels 3768 & 4455. The title to said land is recorded in the Worcester District Registry of Deeds Book 53646 & 53741, Page 389 & 227; Property is located in Residential A Zone.

a. Decision draft

The Board reviewed the decision draft and the conditions of approval, including language that voids the approval if not recorded within 60-days. It was noted that the Rogerson project had come before the Board 3x, with the Decision not being recorded two prior times.

Representing the applicant, Stephen O'Connell of Andrews Engineering, stated there were different owners and a misunderstanding as to whether it had been recorded. Discussion was had regarding the language of the Decision.



PLANNING BOARD MEETING MINUTES
February 8, 2017 continued

MOTION I: to endorse the Decision for Rogerson Commons made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

2. **Master Planning** –Regional Planning Grant, submitted by Mr. Piccirillo. The State decided not to support that grant any longer. Mr. Piccirillo stated that he would like to have a workshop to discuss master planning. General discussion was had regarding ongoing and future projects.

IV. MINUTES/MAIL/INVOICES

1. 12/28/16 Meeting Minutes –passed over
2. 01/11/17 Meeting Minutes –passed over
3. 01/25/17 Meeting Minutes

MOTION I: to approve the Minutes of 1/25/17 made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 4-0-0

4. Authorize refund of remaining eng. rev. fees, 85 Chestnut St, application was withdrawn

MOTION I: to refund the remaining engineering review fees for 85 Chestnut Street made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, February 22, 2017.

MOTION I: to adjourn by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures



James Smith, Chairman

Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair

Justin Piccirillo, Member



Peter Pavao, Clerk

Date

3/8/17