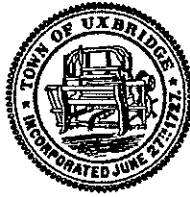


James Smith, Chair
Barry Desruisseaux, Vice Chair
Peter Pavao, Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member



APR 19 '17 PM 3:13

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Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, February 22, 2017**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, February 22, 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 Joseph Leonardo, and Member Justin Piccirillo; Also present Administrative Assistant Lynn Marchand.

Absent: Member Joe Leonardo

I. CALL TO ORDER

It being approximately 7:00 p.m., the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Chairman, who led the Pledge of Allegiance.

II. PUBLIC HEARINGS

Continued from February 8, 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

MOTION I: to continue the Public Hearing to March 8th made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

Continued from February 8, 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

MOTION I: to continue the Public Hearing to March 22nd made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.



**PLANNING BOARD MEETING MINUTES
February 22, 2017 continued**

III. BUSINESS

MOTION I: to take the DEP presentation (Business item #5) out of order made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

1. Three Lots Road -informal discussion -

Mark Anderson of Heritage Design group spoke to the Board. It was approved in 2010, 3 lots, 2 have been developed, permits have expired. He stated they were looking to get them activated and revised. He asked what the Board would require.

Mr. Smith stated no work had been started, some of the conditions were outdated, and to some extent they would need to "start over" in the process, including a public hearing and that some of the conditions would be different. Mr. Desruisseaux concurred and suggested that he speak to the Fire Dept. to also see what they would require.

2. 164 Providence St. -request for sign-off from the Planning Board on plantings and screenings.

A video was presented showing the current plants and screenings. The Board reviewed the video and Mr. Leonardo stated he would like to do a site visit with Mr. O'Connell to point out areas that he felt needed additional screening. The Board stated they were okay with the condition as-is. Mr. Leonardo stated he would be okay with it providing the applicant replace anything "dead" with something "live" as needed. Mr. O'Connell stated they would.

MOTION I: to sign-off for 164 Providence Street providing they replace the plantings that needed replacing. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

3. Eber Taft -informal discussion - Discussion was had regarding the long section of the unimproved portion of the road. Mr. O'Connell of Andrews Engineering stated it was classified as a Way-In-Existence prior to zoning under Chapter 41 Section 81L. He reviewed the site plan of Eber Taft both improved ways and the unimproved section, and asked for input regarding a future ANR, frontage requirements and construction standards that the Board would like to see.

The Board discussed the impact to that area should this be approved, the road -length, width & design-snow removal, site distance, and safety.

Mr. O'Connell stated he had met with DPW and would also be meeting with the Fire Chief. The Board stated they would like to hear from DPW and the Fire Chief before making recommendations for what the Board would like to see for construction standards of the road.

4. King Street Estates -Signing of Mylars & refund of engineering review deposit.

Mr. O'Connell stated that the applicant may not be the one doing the construction and that the subdivision may be sold and built. At that time the owner would need to replenish the engineering review deposit before building the road, having pre-construction meetings, etc.

MOTION I: to refund the money left on deposit for peer review with the condition that the peer review fund will be replenished prior to construction for King St. Estates made by Desruisseaux. Motion was seconded by Piccirillo. Motion carried 5-0-0.

MOTION II: to endorse the Mylars for King Street Estates made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

The Board then signed the Mylars.



PLANNING BOARD MEETING MINUTES
February 22, 2017 continued

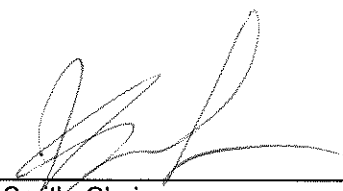
VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *March 8, 2017.*

MOTION I: At approximately 8:56 p.m. Mr. Leonardo made a motion to adjourn the meeting. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

Respectfully submitted,

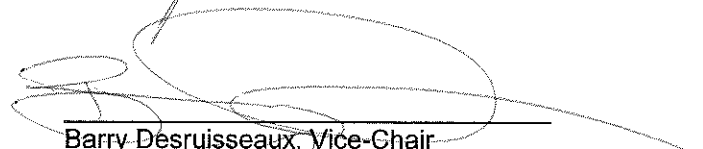
Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures

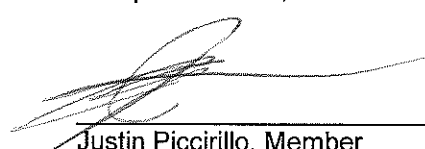


James Smith, Chairman

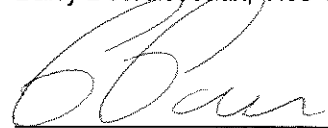
Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair



Justin Piccirillo, Member



Peter Pavao, Clerk

12 APR 2017

Date