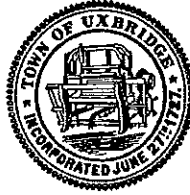


James Smith, Chair  
 Barry Desruisseaux, Vice Chair  
 Peter Pavao, Clerk  
 Joseph Leonardo, Member  
 Justin Piccirillo, Member



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## PLANNING BOARD MEETING MINUTES WEDNESDAY, March 8, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, March 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 Joe Leonardo; Member Justin Piccirillo

### 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 22, 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. 2/15/17 reply to Graves review
  - c. 2/28/17 Graves Engineering review

John Grenier of JM Grenier Associates spoke to the Board regarding the redesign of the location of Cote Lane on Carney Street. He stated they lost one lot in the redesign but they were able to shift the road to the east to provide site distance and accommodate the drainage needed but there was additional redesign necessary to make sure they are below predevelopment runoff coming off the site.

One abutter had questions regarding the retention pond, the movement of the lots, and erosion issues so his property was not affected. The Board reviewed the topography of the land, the stone wall, existing conditions, and proposed finished conditions. Mr. Grenier stated they were building a berm beyond the stone wall to divert water away from that area to the front.

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

*Continued from February 22, 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. Per applicant's request, continued to March 22<sup>nd</sup>.



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

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

*Continued from February 22, 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.

- a. Per applicant's request, continued to March 22<sup>nd</sup>.

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

*Continued from February 22, 2017*

4. **FY17-25, 785 Quaker Hwy., Special Permit Application** - The Owner/Applicant of record, **EI-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

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

*Continued from February 22, 2017*

5. **FY17-26, 671 Quaker Hwy., Special Permit Application** - The Owner/Applicant of record, **Cardinal Enterprises Realty, LLC/Denis Dorr**, is seeking a **Special Permit** to construct a fuel station and doughnut shop, with a future drive thru, with associated earthwork, paving utilities, and landscaping. Property is located on **671 Quaker Highway, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Maps 45 & 50, Parcels 3895 & 711. The title to said land is recorded in the Worcester District Registry of Deeds Books 4530 & 42585 Pages 396 & 253; Property is located in a Business zone.

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

### **III. BUSINESS**

1. **Master Planning –general discussion:** The Chair stated he had been working on a draft to revise the subdivision rules & regulations to address standardizing regs and specs for private ways and unimproved ways. The Board reviewed and discussed the rough draft at length. Also discussed was the process to adopt additional rules and regulations.
2. **2017 S.A.T.M –general discussion, warrant article drafts** -Mr. Piccirillo created Article drafts to separate the Soil Exportation and Soil Importation Bylaw. Discussion was had regarding the draft, changes made, and minor edits still to be made. The Board reviewed sections of the proposed Articles and what was incorporated based on the AG's previous comments. Mr. Desruisseaux stated it was a first step in cleaning up the language and importation was too new for anyone to have all the answers but it was a first step in the process.



PLANNING BOARD MEETING MINUTES  
March 8, 2017 continued

**MOTION I:** to sponsor the Articles, Chapter 181 Excavation and Chapter 182, to replace the current Chapter 181 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

**IV. MINUTES/MAIL/INVOICES**

1. 12/28/16 Meeting Minutes

**MOTION I:** to the Minutes of 12/28/17 as written made by Mr. Pavao Motion was seconded by Leonardo. Motion carried 4-0-1. (Mr. Desruisseaux was absent on 12/28/17)

2. 01/11/17 Meeting Minutes -passed over

3. 02/08/17 Meeting Minutes

**MOTION I:** to the Minutes of 12/28/17 as written made by Mr. Desruisseaux. Motion was seconded by Piccirillo. Motion carried 4-0-1. (Mr. Leonardo was absent on 02/08/17)

4. 02/22/17 Meeting Minutes -passed over

5. 03/01/17 Executive Meeting Minutes -passed over

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

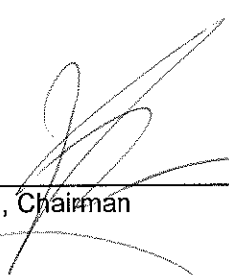
**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, March 22, 2017.**

**MOTION I:** At approximately 9:03 p.m. Mr. Piccirillo made a motion to adjourn after signing the Mylars. The motion was seconded by Mr. Smith. 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

  
\_\_\_\_\_  
Date

