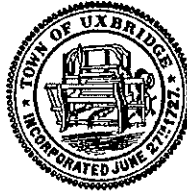


James Smith, Chair
Barry Desruisseaux, Vice Chair
Peter Pavao, Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member



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PLANNING BOARD MEETING MINUTES WEDNESDAY, May 3, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, May 3, 2017, at 7:00 P.M.** in the **Lower Town Hall, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair, James Smith; Vice Chair, Barry Desruisseaux; Clerk, Peter Pavao; Member, Joseph Leonardo; Also Administrative Assistant, Lynn Marchand

Absent: 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.

***ANNOUNCEMENT:** There will be no Planning Board meeting on May 10, 2017

II. PUBLIC HEARINGS

Continued from April 12, 2017

1. **FY17-23 Definitive 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.

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

Continued from April 12, 2017

2. **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.

MOTION I: to continue the Public Hearing to the next meeting, made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 4-0-0

Continued from April 12, 2017

3. **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, Parcels 389. The title to said land is recorded in the Worcester District Registry of Deeds Books 42585 Pages 253; Property is located in a Business zone.



**PLANNING BOARD MEETING MINUTES
May 3, 2017 continued**

MOTION I: to continue the Public Hearing to May 24th, made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

Continued from April 12, 2017

4. **FY17-22 Special Permit Modification Application** - The Applicant **Eli Laverdiere & Owners Paul & Kathleen Laverdiere**, are seeking approval for a proposed subdivision on a plan entitled Road Acceptance Plan dated August 11, 2015. Property is located on **15, 16 & 19 Storey Lane**. The property is shown on the Town of Uxbridge Assessor's Map 11, Parcels 1083, 1825, 1818. The title to said land is recorded in the Worcester District Registry of Deeds Book 38887 Pages 369, 367, & 371; Property is located in an Agriculture Zone.

MOTION I: to continue the Public Hearing to April 26, made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

Continued from April 12, 2017

5. **FY17-27 Earth Removal Application** - The Owner/Applicant, **Immanuel Corp.**, is seeking an **Earth Removal Permit** to remove 12,000 cubic yards of sand and gravel at **0 Millville Rd**. The property is shown on the Town of Uxbridge Assessor's Map 46 Parcel 2079. The title to said land is recorded in the Worcester District Registry of Deeds Book 4457 Page 201; Property is located in Residence C Zone.

The Chair stated they did not know until 20 minutes before the meeting that the Board would have a quorum so the public hearing was set to be continued and all parties notified as such therefore he was seeking a motion to continue the public hearing.

MOTION I: to continue the Public Hearing to May 24th, made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

6. **FY17-29 Definitive Subdivision Modification Application** - The Owners **Robert O. & Nancy J. Richardson**, are seeking approval, on a private road, for a proposed definitive subdivision modification; waivers from the typical subdivision construction standards, on a Plan entitled Three Lots Road dated March 7, 2017. Properties are located on **Three Lots Road** off East Street. The property is shown on the Town of Uxbridge Assessor's Map 31, Parcels 1149, 1184, and 1185. The title to said land is recorded in the Worcester District Registry of Deeds Book 42179 Page 184; Property is located in Residence C zone.

The engineer was notified that the Board did not have a quorum however at the last minute a quorum (a super majority/4 members required for a Special Permit) was available and it was thought that the meeting would not be recorded so the absent member would not be able to watch the meeting and thus not be able to vote at subsequent meetings so the public hearing was set to be continued. Mr. Robert Richardson spoke and asked the Board when it would be continued to.

MOTION I: to continue the Public Hearing to May 24th, made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

III. BUSINESS

1. **Cumberland Farms FY17-16** –clerical error correction

Mr. Smith read the corrections into the record from the corrected Decision.

MOTION I: to re-sign the corrected Decision made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.



**PLANNING BOARD MEETING MINUTES
May 3, 2017 continued**

2. **FY17-28, Meadow Brook Knoll/Freedom's Way.** The Owner/Applicant, **Gray Wolf Development Corp./Michael J. Salvador**, is seeking a **Definitive Subdivision Modification** to have an extension of the time, to March 22, 2020, to complete the project, 16 lots on Freedom's Way, subject to all the same conditions previously approved. The property is shown on the Town of Uxbridge Assessor's Map 20 Parcels 1331, 1361, 1383, 1415, 1445, 2126, 2161, 2169, 2258, 2278, 2288, 536, 564, 629, 678, 681. The title to said land is recorded in the Worcester District Registry of Deeds Books 27478 & 55214 Pages 044 & 346; Property is located in Residence C Zone.

The Chair reviewed the reason for the application for a modification to the definitive subdivision; an extension of time to complete the project. He stated the project was already in progress.

MOTION I: to accept the draft Decision for Meadow Brook Knoll for the modification of Meadowbrook Knoll to complete the project made by Mr. Leonardo. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

3. **Eber Taft**

Representing the applicant, Mr. Stephen O'Connell gave an update to the Board stating he had met with the client, the DPW director, and the Fire Chief. Additional survey work had been completed. Revised Plans were given to the Board. Mr. Smith and the Mr. O'Connell discussed the Retreat Lot Bylaw. The Board stated that the Retreat Lots could not be contiguous. Mr. O'Connell said a space could be created to separate them.

Mr. O'Connell expressed that the owners were looking to line to up the project requirements so as to construct their financial model for the ongoing negotiations with the Town Manager and Board of Selectmen. He reviewed what the DPW director was looking for with this project; to follow the subdivision regulations regarding processed/compacted gravel, two coats of pavement and pavement thickness, country style drainage with roadside swales and that stormwater would have to be addressed. He said the Fire Chief was looking for a minimum 24' road width or 2-3 cisterns for a width less than that amount. He was also seeking a paved cul de sac, with a perpetual easement at the end of the road due to the road length and number of houses. A site plan for the entrance into the proposed subdivision was presented to the Board.

Discussion was had regarding the property line, stone wall, tree, telephone pole, rocks, site distance/safety, snow plowing/dumping, and fire safety. The Board requested that Mr. O'Connell provide a letter from the Fire Chief stating his suggested requirements. The Chair stated he would like to see a formalized Plan incorporating all the proposed changes. Discussion was had regarding the application process. Mr. O'Connell did not feel a Public Hearing would be needed for the development as it was an existing road. Public Hearings would be held only for the Special Permit for the retreat lots. ANR's would be sought for the division of the land. Mr. Desruisseaux stated that Building Permits would not be issued until the unimproved portions of the road was brought up to the appropriate conditions. Mr. O'Connell concurred.

Mr. O'Connell stated he would address the PB comments with the Town Manager during negotiations and suggested the Board put together a bullet list formalizing their expected requirements. Mr. Desruisseaux iterated previously discussed questions: how to regulate the road, drainage, who would be responsible for the oversight/inspections/reviews, etc (DPW or Graves Engineering). Mr. Smith reviewed what the Board wanted to see on the Plan: 24' road width, stormwater management-show topography of the country style drainage with grass swales, increase room at the entrance/Eber Taft & Pond Street: move the pole, clear vegetation to give easier roundings and turnings, and a letter from the Fire Chief.



PLANNING BOARD MEETING MINUTES
May 3, 2017 continued

- 4. Master Planning** -passed over
- 5. Subdivision Rules & Regulation revision discussion**
 - a. Unimproved roads
 - b. Private roads

The Chair stated it was indirectly discussed while reviewing Eber Taft.

6. Revised application checklists

The subdivision rules and regulations were updated in 2016 but the corresponding checklists had not been revised to match the revised regs. The current checklists for ANR's, Special Permits, and Definitive Subdivisions had not been updated since 2008. The Planning office revised all of them to match the current regulations. The Board granted permission to add the revised application checklists to the PB's Town webpage.

IV. MINUTES/MAIL/INVOICES

1. 03/22/17 Meeting Minutes

MOTION I: to accept the Meeting Minutes of 3/22/17 made by Mr. Leonardo. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

2. 04/12/17 Meeting Minutes -passed over

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, May 24, 2017.

At approximately 7:30 p.m. Mr. Desruisseaux made a motion to adjourn the meeting. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.


Respectfully submitted,

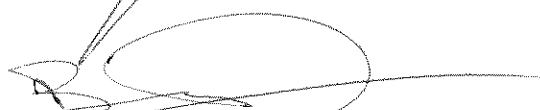
Lynn Marchand
Land Use Administrative Assistant




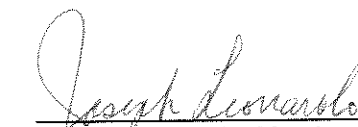
PLANNING BOARD MEETING MINUTES
May 3, 2017 continued

Planning Board Signatures


James Smith, Chairman

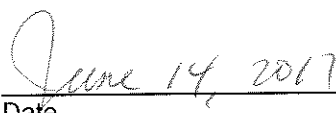

Barry Desruisseaux, Vice-Chair


Peter Pavao, Clerk


Joseph Leonardo, Member

Absent

Justin Piccirillo, Member


Date