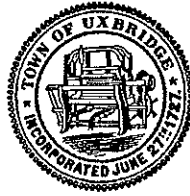


James Smith, Chair  
 Barry Desruisseaux, Vice Chair  
 Peter Pavao, Clerk  
 Joseph Leonardo, Member  
 Justin Piccirillo, Member



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## PLANNING BOARD MEETING MINUTES WEDNESDAY, May 24, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, May 24, 2017, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 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: Alternate Member Susan Arena

**Absent:** Administrative Assistant, Lynn Marchand

### 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.

The Chairman welcomed new Alternate Member, Susan Arena, to the Planning Board.

### II. PUBLIC HEARINGS

*Continued from May 3, 2017*

- 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.

Representing the applicant, Michael Hassett of Guerriere and Halnon reviewed the Plan changes which were revised to address all of Graves Engineering's comments and recommendations. The Board reviewed the Plans and the waiver request. No members of the public wished to speak to the application.

**MOTION I: to close the Public Hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0**

*Continued from May 3, 2017*

- 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 Registry of Deeds Book 40841 Page 89; Property is located in a Business zone.

Representing the applicant, Mr. O'Connell of Andrews Survey and Engineering stated he would be asking for a continuance and gave the Board a brief update. After meeting with DOT, they were exploring different access options due to the close proximity to the 146 on-ramp. Also, DOT may allow the creation of an exit in the no-access zone due to good visibility on a low volume road. Andrews Engineering is working on turning templates to present to DOT for consideration.



**PLANNING BOARD MEETING MINUTES**  
**May 24, 2017 continued**

**MOTION I: to continue the Public Hearing to June 14th, made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0**

*Continued from May 3, 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.

Representing the applicant, Mr. O'Connell of Andrews Engineering said he was in receipt of a letter from Graves Engineering dated May 24, 2017 acknowledging all review comments having been addressed. Mr. O'Connell stated Conservation and ZBA approval was already received. He reviewed the Plan changes with the Board. No members of the public wished to speak to the project.

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

*Continued from May 3, 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.

Mr. Stephen O'Connell of Andrews Engineering submitted revised Plans to the Board and reviewed the road revisions. Discussion was had and it was agreed that the road width would have to be expanded to 24'. The Board asked about the maintenance of the drainage system possibly being the responsibility of the Association rather than DPW's as DPW was opposed to this road being changed from Private in Perpetuity to a Public. Mr. O'Connell said he would ask his client and provide revised Plans to the Board. No one from the public wished to speak to the application.

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

*Continued from May 3, 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.

Representing Immanuel Corporation, Mr. O'Connell of Andrews Engineering stated they had performed survey work to update the previously submitted Plan to address the discrepancies identified by Graves Engineering but asked that a Site Walk be scheduled prior to making revisions. The Board agreed to post a date of June 12th at 3:00 p.m. and stated they would ask Graves Engineering to be present and that an agenda would be posted.

Mr. Piccirillo asked about the two addresses; 0 & 775 Millville Rd. Mr. O'Connell stated a abutters of both addresses were notified.

Mr. O'Connell mentioned that they would need to agree on which Earth Removal bylaw this application would be subject to since the recently bylaw passed at Town Meeting, upon approval by the AG would be retroactive;



**PLANNING BOARD MEETING MINUTES**  
**May 24, 2017 continued**

**MOTION I: to continue the Public Hearing to June 12th at 3:00 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

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.

Representing the applicant, Engineer Eric Bazzette of Heritage Design, spoke to the Board regarding the application. The Board reviewed the waiver list. The Board asked that the first 20' be paved (the apron off of East Street) and shown on the Plan. Discussion was had whether or not it was outside the area of the Water Moratorium and it was stated that would be handled by the Building Dept. and DPW. No one from the public wished to comment.

**MOTION I: to close the Public Hearing to May 24th, made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**III. BUSINESS**

1. **FY17-31 A.N.R., 710 Chocolog Rd**

A surveyor from Spatial Data & Design spoke to the Board regarding the division of land. He stated the lot was being cut out for a family member.

**MOTION I: to endorse the subdivision of land for the ANR on 710 Chocolog Rd made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.**

The Board endorsed the Mylars and signed paper copies for the Town's records.

2. **Eber Taft**

- a. Continued discussion on future development
- b. Discussion regarding minimum roadway construction of unimproved roads
- c. Fire Chief's comments

Mr. O'Connell presented the Board with revised Plans and previously submitted the Fire Chief's emailed remarks to the Board as requested. On the Plan, strips of land were added to make the Retreat Lots non-contiguous, some proposed road grade changes were added in the unimproved sections of the road, the roadway cross-sections showed 24' of pavement, grass swales on both sides, easement for the grading and drainage, pavement and gravel thickness consistent with subdivision rules and regulations, paved cul-de-sac and drainage on an easement on one of the lots which would empty into a stormwater basin. He stated construction oversight would be by DPW or Graves Engineering. It was undecided if the applicant would have overhead poles or underground conduits. Mr. O'Connell stated they were not seeking plan endorsement as they were not at the settlement stage with the Town and ultimately the Board of Selectmen but in order for the applicant to conclude their negotiations they would like a formalized decision from the Planning Board in the form of a vote to accept the design to be reflected in the Minutes. The reason for this request was to ensure that the project would be acceptable as designed to ensure financial feasibility going forward. Mr. Leonardo asked about the clearing and opening-up at the entrance. Mr. O'Connell stated the Board could put it into the Motion or the Minutes could reflect that. Mr. Desruisseaux and Mr. O'Connell reiterated that the process would be Special Permits for the Retreat Lots and ANR's for the subdivision of the land.



**PLANNING BOARD MEETING MINUTES**  
**May 24, 2017 continued**

**MOTION I: to accept the design standards presented on the road improvement Plan dated May 23, 2017 made by Mr. Desruisseaux Motion was seconded by Mr. Piccirillo.**  
**Motion carried 5-0-0.**

**3. S. Main St. & Newell Rd.**

- a. Informal discussion regarding possible Special Permit for a solar facility.

Representing Forefront Power, a project manager for TRC spoke to the Board regarding a potential Special Permit for a solar facility and referred to a GIS shown on the screen during the meeting, showing the proposed parcel locations they were considering. Some of the challenges to the project were flood plains, Conservation buffer zones, access, frontage, Town right-of-way access, and railroad property. The project manager asked questions regarding the application process, 3rd party engineering review, gravel removal for grading, safety requirements, screening, drainage, and performance bond requirements. The Board discussed the challenges and advised additional engineering and surveying research.

**4. Master Planning -passed over**

**5. Subdivision Rules & Regulation revision discussion**

The Board reviewed comments from Planning, DPW, the Bldg. Inspector & Fire Chief regarding private and unimproved roads. General discussion was had and revisions, to the draft, of the subdivision rules and regulations regarding unimproved and private roads were made based on the input received.

**6. Soil Importation Fees**

Mr. Desruisseaux gave a summary of the BOS' opinion given at the last meeting regarding the proposed Importation application fee. Discussion was had regarding what the BOS was looking for, justification for the amount proposed, how to calculate the actual associated costs in processing an application. Mr. Piccirillo gave an example, stating he felt that the someone putting a deck on their house should have to pay for the inspection and not all of the taxpayers, as reason for appropriate fees being attached to activities.

**IV. MINUTES/MAIL/INVOICES**

1. **04/12/17 Meeting Minutes** -passed over
2. **05/02/17 Meeting Minutes** -passed over
3. **Multiple Invoices (over \$600.00)** -signed by the Chairman

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

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, June 14, 2017.**

**At approximately 9:05 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

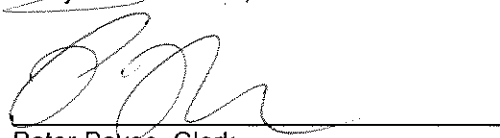


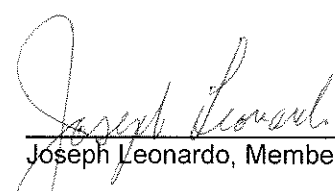
PLANNING BOARD MEETING MINUTES  
May 24, 2017 continued

Planning Board Signatures

  
\_\_\_\_\_  
James Smith, Chairman

  
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Barry Desruisseaux, Vice-Chair

  
\_\_\_\_\_  
Peter Pavao, Clerk

  
\_\_\_\_\_  
Joseph Leonardo, Member

  
\_\_\_\_\_  
~~Absent~~

\_\_\_\_\_  
Justin Piccirillo, Member

  
\_\_\_\_\_  
Date