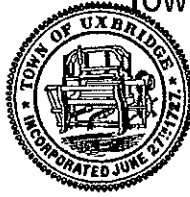


James Smith, Chair
Barry Desruisseaux, Vice Chair
Peter Pavao, Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

PLANNING BOARD MEETING MINUTES WEDNESDAY, June 14, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, June 14, 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; Alternate Member Susan Arena
Also present: 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.

II. PUBLIC HEARINGS

Continued from May 24, 2017

1. **FY17-25, 785 Quaker Hwy., Special Permit Application** - The Owner/Applicant of record, **EI-Massih Enterprises, LLC/Fadi EI-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 submitted a written request for a continuance.

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

Continued from May 24, 2017

2. **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.

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering submitted a revised Plan to the Board showing the pavement thicknesses, 24' of pavement/widening the road 6' on the inside lane, tying in the curbing to existing curbing and blending it out at Sutton St, and replacing the existing bounds with square bounds. Work will take place under the supervision of the PB's designee.

Mr. Smith stated since they were seeking to make Storey Lane a Public Road, a Bond/security to cover the road would be appropriate in case there is any issue with the road addition. He said that Graves Engineering could calculate a suggested Bond amount.

No one in the audience wished to speak to the petition. The Board had no further questions or comments.

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



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Continued from May 24, 2017

3. **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.

Mr. Smith stated due to scheduling conflicts the site visit had not taken place and would be rescheduled. Mr. O'Connell of Andrews Engineering gave an update to the Board stating that the client was unaware material had been removed and replaced. They want to clean up the debris on the site and remove additional material (phase 3). The ZEO had recently visited the site. Mr. O'Connell stated that Andrews is waiting to update the Plan under after the PB conducts their site walk. He said goals were to soften the slopes, fix local erosion, top-dress and seed then restore the land.

A site walk date was set for Friday, June 23rd at 2:00 p.m.

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

4. **FY17-31 Special Permit** – The owner of record, **Michael Montville, Trustee** and **applicant David Craig,** are seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – **Retreat Lots.** Property is located on **629 East Hartford Avenue/remaining land lot, Uxbridge, MA.** The property is shown on the Town of Uxbridge Assessor's Map 8, Parcel 3533. The title to said land is recorded in the Worcester District Registry of Deeds Book 32976, Page 269. Property is located in the Residential-C Zoning District.

Representing the applicant, Mr. O'Connell of Andrews Engineering gave a brief history of the property, formerly known as the "Poor Farm". He stated the PB previously granted an ANR to a different applicant after they had received a Variance from the ZBA. The previous applicant let the Variance expire. During the time after it expired, the Town adopted the Retreat Lot bylaw. Mr. O'Connell stated that he advised his client that the ZBA would not likely grant another Variance since there is the option of getting a Retreat Lot.

The Board asked where the house was going to be situated. Mr. O'Connell stated the location was due to Conservation buffer zone areas. The Board reviewed the ZEO's original letter. Mr. O'Connell stated initially the ZEO thought another Variance would be needed but after consulting with the ZEO Chair, reviewing the Plan, and the history of the property, he agreed that a Special Permit for a Retreat Lot was the appropriate means for what the applicant wished to do with the property.

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

MOTION II: to approve the Retreat Lot for 629 Hartford Avenue East as submitted made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

III. BUSINESS

1. FY17-03, COTE LANE

- a. The Board reviewed and signed the approved Plan/Mylars for the Cote Lane subdivision.

2. FY17-33, 358 Douglas Street: ANR application

Representing the applicant, Mr. Lance Anderson of Heritage Design stated he was cutting off a one acre, with an existing house on it, from the 30-acre lot.

MOTION I: to endorse the ANR for 358 Douglas Street made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0



PLANNING BOARD MEETING MINUTES
June 14, 2017 continued

3. FY17-34, Mill Street: ANR application

Representing the applicant, Byron Andrews of Andrews Engineering, described the property off of Quaker Highway on Mill St which they wished to divide to create a buildable lot. The lot was stated to have 5.34 acres and 343' of frontage. There is wetland in front of the access point for which there is an OOC from the Conservation Commission.

MOTION I: to endorse the ANR application for the division of land on Mill Street for Albert and Claire Lavallee made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0

4. FY17-35, 123 Henry Street (& Hollis Street): ANR application

Representing the applicant, Byron Andrews of Andrews Engineering described the property having frontage on Henry and Hollis Street. He stated the applicant, Steve Benoit, wished to divide the property into two buildable lots and one parcel buildable with a Special Permit for a Retreat Lot. The legal frontage for the three lots was stated to be all on Hollis Street. The existing house would continue to have access on Henry Street. The Board reviewed and briefly discussed the subdivision of land into 2 lots and 1 parcel as well as the frontage and access points.

MOTION I: to endorse the ANR Plan for 123 Henry Street made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0

5. 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.

The Board reviewed the two waivers, curbing and non-extension due to Conservation land.

MOTION I: to endorse the Decision for the subdivision, Trowbridge Acres, with the Waiver list consisting of 5.C.6. to allow a modified Cape Cod Berm & 4.A.1 for the layout for adjoining properties which is not needed because the rest is Conservation land by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0

6. 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.

The Board reviewed the Decision draft, including conditions, requested hours of operation, and the music & audio advertising allowable hours. Mr. O'Connell also stated that they had received approval from the ZBA and ConCom. It was noted that the hours of operation and the Motion would be added/filled-in on the Decision, as approved.

MOTION I: to endorse the Special Permit Decision for 671 Quaker Hwy made by Mr. Leonardo. Motion was seconded by Mr. Pavao. Motion carried 5-0-0.

7. 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



PLANNING BOARD MEETING MINUTES
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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 Board reviewed the revised Plans showing the changes required, the Waiver list, and Decision draft.

MOTION I: made by Mr. Desruisseaux, to endorse the Decision for the subdivision modification for Three Lots Road, a private roadway in perpetuity with the following waiver list:

Section 4.A.3.c. (Grading of Streets) the requirement for a leveling distance of no less than 80 feet with grade of not less than 0.75% nor more than 2.0%, to allow the existing 5% grade at the intersection,

Section 4.A.4.a (Dead End Streets) the requirement for the cul de sac turn around to have a minimum outside roadway diameter of 100 feet since they are doing a hammerhead,

Section 4.A.5. (Sight Distance, Intersections, Curvatures) Waive the requirements for stopping sight distance and intersection sight distance. The applicant is constructing a driveway to service 2 proposed lots. Available sight distance is approximately 200 feet to the west and 380 feet to the east,

Section 5.B.1 (Street and Roadway Preparation Requirements)
Waive the requirement to clear the entire right of way.

Section 5.C.4 (Street and Roadway Specifications)
Waive the requirement to provide asphalt on the entire width of the roadway.

Section 5.C.6 (Street and Roadway Specifications)
Waive the requirement to install curbing, specifically sloped granite edging, except at catch basins and intersection roundings, where vertical granite curbing is required.

Section 5.D.1 (Utilities)
Waive the requirement to install catch basins on both sides of the roadway on continuous grades at intervals of not less than 400 feet, at low points and sags in the roadway and near the corners of the roadway at intersecting streets.

Section 5.D.3 (Utilities)
Waive the requirement to place all utilities underground at the time of initial construction.

Section 5.E. (Sidewalks)
Waive the requirement to install not less than one (1) sidewalk, which is not less than five (5) feet in width shall be constructed on one side of each street.

Section 5.F. (Monuments)
Waive the requirement to install monuments at all new street intersections and at the beginning and end of the radius curves.

Section 5.I. (Roadway Cross Section)
Waive the requirements for 26 feet of pavement (to allow 20 feet of reground asphalt over gravel instead), for sloped granite curb, for 2 pavement courses, for roadway crown and 2% slope from curb to edge of right of way (allow natural grade), and for underground utilities and subdrain.



PLANNING BOARD MEETING MINUTES
June 14, 2017 continued

Motion was seconded by Mr. Leonardo.

Mr. Piccirillo asked about curbing. Mr. Desruisseaux stated there was no curbing but that the Board had required a paved apron at the entrance of the street.

Motion carried 5-0-0.

- Board members signed the Mylars and Decisions.

1. Meadow Brook Knoll –Freedom's Way

- a. Informal discussion:** Representing the applicant, Fred Lapham of Shea Engineering discussed what would be needed to add two additional lots/extending the roadway, the existing Decision, frontage, the existing right-of-way/conveyance, legal concerns, roadway and lot design/reconfiguration.

- Brief recess
- Mr. Desruisseaux updated the Board on his discussions with the Board of Selectmen regarding setting Importation Application Fee. He stated the BOS voted fees of \$800 for a new application and \$400 for renewals. He also asked the BOS to allow Special Counsel to review the application permit template and the permit draft in order to ensure the correct language was used, information asked for, and to avoid litigation. He stated they could also use the information provided to modify the exportation application and permit as well.

2. Master Planning

- a. Survey draft:** Mr. Piccirillo reviewed the survey questions with the Board, demographics, and methods of survey distribution. The Board discussed the survey, length of survey, impediments to business, needs of Town to bring in a business tax base, and provided feedback and suggestions.

3. Subdivision Rules & Regulation revision discussion

- a. Unimproved roads**
- b. Private roads**

IV. MINUTES/MAIL/INVOICES

1. 04/12/17 Meeting Minutes

MOTION I: to approve the Minutes of April 12, 2017 made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

2. 05/02/17 Meeting Minutes

MOTION I: to approve the Minutes of May 2, 2017 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-1. (Mr. Piccirillo abstained)

3. 05/24/17 Meeting Minutes

MOTION I: to approve the Minutes of May 24, 2017 made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, June 28, 2017.



PLANNING BOARD MEETING MINUTES
June 14, 2017 continued


MOTION I: to adjourn the meeting made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

Meeting was adjourned at approximately 9:15 p.m.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

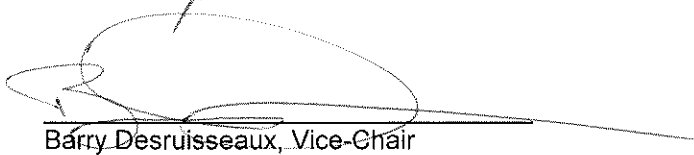
Planning Board Signatures




James Smith, Chairman



Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair



Justin Piccirillo, Member

Peter Pavao, Clerk

28 June 2017

Date