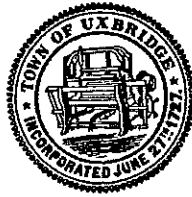


James Smith, Chair
Barry Desruisseaux, Vice Chair
Peter Pavao, Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member



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21 South Main Street, Room 205
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PLANNING BOARD MEETING MINUTES WEDNESDAY, June 28, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, June 28, 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; Member, Joseph Leonardo and Member, Justin Piccirillo; Alternate Member Susan Arena

Also present: Administrative Assistant, Lynn Marchand

Absent: Clerk, Peter Pavao, resigned.

I. CALL TO ORDER

It being approximately 7:10 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 made an announcement that Member Peter Pavao who's occupation as a traffic engineer assisted the Board greatly, had submitted his letter of resignation. He read the following into the record:

"We want to say thank you to our Planning Board Clerk, Peter Pavao, for serving the Town of Uxbridge. Peter submitted his resignation letter today due to a job change that will require a lot of travelling. His expertise in traffic engineering and his service to Uxbridge will be greatly missed. We wish him well"

II. PUBLIC HEARINGS

Continued from June 14, 2017

1. **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.

The applicant's engineer submitted a written request to continue to the Public Hearing to the following meeting.

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

Continued from June 23, 2017 (site walk)

2. **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 applicant's engineer submitted a written request to continue to the Public Hearing to the following meeting.

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



PLANNING BOARD MEETING MINUTES
June 28, 2017 continued

III. BUSINESS

1. **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.

a. Passed over to the next meeting.

2. **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.

a. The Board review the Decision draft.

MOTION I: to endorse the Special Permit for the Retreat Lot at 629 Hartford Ave East made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

3. **Master Planning**

a. Passed over

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

- a. Unimproved roads
- b. Private roads

Discussion was had regarding the requirements. Bullet points of the discussion:

- 100 radius 20' width
- If ever the owner seeks to make it a public road, it would be required to bring it up to the Town Standards of that time, however, Board members expressed that approved private roads in perpetuity should remain so.
- 4 lots maximum

Mr. Smith stated he would work with the Planning Admin. to consolidate and combine the comments received.

IV. MINUTES/MAIL/INVOICES

1. 06/14/17 Meeting Minutes

MOTION I: to accept the Minutes of June 14, 2017 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

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

1. The Planning Board Admin. reported a complaint received from a resident regarding a sinkhole around the drainage area on Walnut Grove Street, Calvary Crossing Subdivision. A call was received that day, transferred from the DPW. It is a private road. The developer had passed away. The resident did not know who to call regarding the problem. The Planning Office contacted someone from the developer's



PLANNING BOARD MEETING MINUTES
June 28, 2017 continued

company who said they would take care of it. The Planning Office called the resident back and instructed her to call back in a week if work had not begun. It was noted at the meeting that a Bond of approximately \$25,000 was still in place.

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, July 12, 2017.

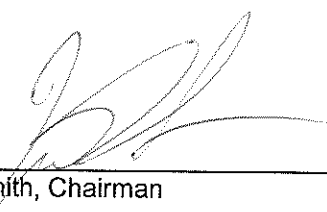
MOTION I: to adjourn the meeting made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

Meeting was adjourned at approximately 7:25 p.m.


Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures

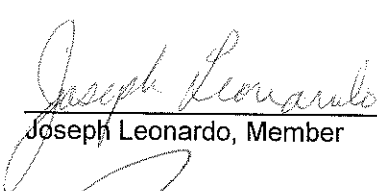


James Smith, Chairman



Barry Desruisseaux, Vice-Chair

Susan Arena, Alternate Member



Joseph Leonardo, Member



Justin Piccirillo, Member

12 July 2017
Date