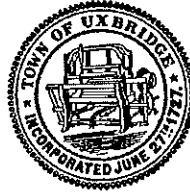


James Smith, Chair
 Barry Desruisseaux, Vice Chair/Clerk
 Joseph Leonardo, Member
 Justin Piccirillo, Member
 Susan Arena, Alternate Member



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PLANNING BOARD MEETING MINUTES WEDNESDAY August 23, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, August 23, 2017**, at 7:00 P.M. in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

Present: Chair, James Smith; Member, Vice Chair/Clerk, Barry Desruisseaux, 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 August 9, 2017

- 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 previously submitted a written request to continue the Public Hearing to the first meeting in September.

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

Continued from August 9, 2017

- 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 previously submitted a written request to continue the Public Hearing to the first meeting in September.

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

III. BUSINESS

- 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.



PLANNING BOARD MEETING MINUTES
August 23, 2017 continued

- a. Passed over to the next meeting. Waiting on revised Plans. No one present at the meeting to speak to the application.

2. FY18-01, 155 Laurel Street –Gravel Permit Renewal Application

- a. Waiting on site plans.

3. Trowbridge Acres/Bayliss Way

Passed over; waiting for reply from Town Counsel

4. Aldrich Brook Estates/Clark Rd.

Representing the applicant, Mark Allen of Allen Engineering and Mark Lobisser of Lobisser Building Corp. presented the Board with an update of where they are in the process of street acceptance. He stated there was a Bond in place and is waiting for the final review or punch list from Graves Engineering and DPW. He stated they had an Article on the Warrant. The Board reviewed the process with Mr. Allen.

5. Cote Lane

- a. Covenant –The Board reviewed the Covenant language.

MOTION I: to endorse the Covenant for Cote Lane made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

***Any other business” taken out of order*

MOTION I: to take “Any Other Business” out of order made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

6. Master Planning

- a. Mr. Piccirillo presented the Board with a revised survey draft. Discussion was had regarding the language.

7. Subdivision Rules & Regulation revision discussion

- a. Unimproved roads
- b. Private roads
- c. Revisions incorporating new comments from DPW and the Fire Chief
The Chair stated he was working on the Figure to show the dimensions and profile/cross section. Debate was had regarding public roads and private roads in perpetuity and Bounds/Monuments

8. Revised Exportation Application –draft

The Board reviewed the exportation application, modelled after the previously adopted importation application which was reviewed by Special Counsel. One change was made: Zoning Administrator changed to Zoning Enforcement Officer

**9. 8/3/17 Complaint –Green Acres, 175 South Street
8/17/17 Complaint –145/175 South Street**

The Board reviewed copies of the complaints. The Chair stated the complaints would be referred to Special Counsel.



PLANNING BOARD MEETING MINUTES
August 23, 2017 continued

10. BOS Street Light Policy

a. Autumn Vista

Discussion was had regarding the light policy, Nat'l Grid replacing current bulbs with LED lights, cost, the Town accepting the lights but not necessarily turning them on/keeping them on.

11. Member Issues: Passed Over

IV. MINUTES/MAIL/INVOICES

1. 07/26/17 Meeting Minutes

MOTION I: to approve the Minutes of 7/26/17 made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

2. 08/09/17 Meeting Minutes

MOTION I: to approve the Minutes of 8/9/17 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 3-0-0.

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

**taken out of order:* Attorney Reidy, representing Cumberland Farms, reviewed the revised Plan showing the minor construction changes with the Board. Changes included: relocation of lights to further avoid light spillover, Mass DOT relocating a pole, additional sidewalk length for increased safety with very little change to stormwater runoff, shifting tank locations further away from the property line, increased height of A/C fencing from 3' to 6'. He stated the changes were in response to comments from other Boards and made in compliance with Condition 1 of the Special Permit approved by the Planning Board. The Board commented that the changes were minor and indicated the changes were beneficial.

MOTION I: to return to the agenda order made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 23, 2017.

MOTION I: to adjourn the meeting made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

The Meeting was adjourned at approximately 8:05 p.m.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant



PLANNING BOARD MEETING MINUTES
August 23, 2017 continued

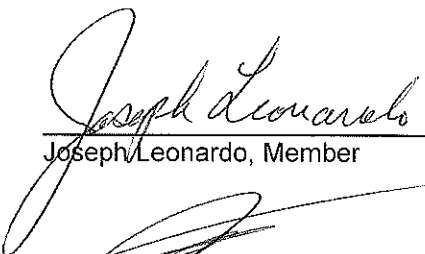
Planning Board Signatures

Absent

James Smith, Chairman

Barry Desruisseaux, Vice-Chair

Susan Arena, Alternate Member



Joseph Leonardo, Member



Justin Piccirillo, Member



Date