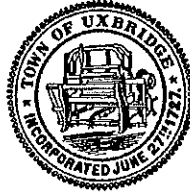


T/C
James Smith, Chair
Barry Desruisseaux, Vice Chair
Joseph Leonardo, Member
Justin Piccirillo, Member
Susan Arena, Alternate Member



AUG 29 '17 PM 4:47
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 August 9, 2017**

Received by
Uxbridge
Town Clerk

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, August 9, 2017, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

Present: Chair, James Smith; Member, Joseph Leonardo and Member, Justin Piccirillo; Alternate Member Susan Arena

Absent: Vice Chair/Clerk, Barry Desruisseaux

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 July 26, 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 the Public Hearing to the first meeting in September.

MOTION I: to continue the Public Hearing made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 3-0-0

Continued from July 26, 2017

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 the Public Hearing to the next September meeting.

MOTION I: to continue the Public Hearing made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 3-0-0.

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.



**PLANNING BOARD MEETING MINUTES
August 9, 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. Rogerson Crossing/Commons

- a. Graves Engineering performed an inspection and recommended a performance bond amount for the remaining work. Mr. Chad Boardman, representing the applicant, stated he had submitted a check for a cash bond earlier that afternoon. He discussed the remaining work to be done and asked the Board to release the Covenant for Lot 1.

MOTION I: to release the Covenant for Lot 1 with the cash bond being put in place made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 3-0-0.

3. Trowbridge Acres/Bayliss Way

- a. Passed over; waiting for reply from Town Counsel

4. Master Planning

- a. Passed over

5. Subdivision Rules & Regulation revision discussion

- a. Unimproved roads
- b. Private roads
- c. Passed over until the next meeting. Revisions incorporating new comments from DPW and the Fire Chief to be added.

- 6. **Member Issues:** Mr. Piccirillo discussed the Board vacancy and the Town Charter regarding appointed Board vacancies.

MOTION I: to inform the Town Manager of the vacancy on the Planning Board in writing made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 3-0-0.

IV. MINUTES/MAIL/INVOICES

- 1. 07/26/17 Meeting Minutes

passed over; additional notes from meeting to be added regarding marijuana facilities.

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

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

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

The Meeting was adjourned at approximately 7:45 p.m.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant



PLANNING BOARD MEETING MINUTES
August 9, 2017 continued

Planning Board Signatures

James Smith, Chairman

Joseph Leonardo, Member

Justin Piccirillo, Member

Barry Desruisseaux, Vice-Chair

Susan Arena, Alternate Member

August 23, 2017

Date