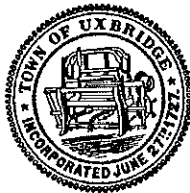


James Smith, Chair  
 Barry Desruisseaux, Vice Chair/Clerk  
 Joseph Leonardo, Member  
 Justin Piccirillo, Member  
 Susan Arena, Alternate Member



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

Received by  
 Uxbridge  
 Town Clerk

## PLANNING BOARD MEETING MINUTES WEDNESDAY September 13, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, September 13, 2017**, at **7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

**Present:** Vice Chair/Clerk, Barry Desruisseaux; Member, Joseph Leonardo; Member, Justin Piccirillo; and Alternate Member, Susan Arena.

**Absent:** Chair, James Smith.

**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 Acting Chairman, Mr. Desruisseaux, who led the Pledge of Allegiance.

### II. PUBLIC HEARINGS

*Continued from August 23, 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.

- a. Continued to the next Planning Board meeting

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

*Continued from August 23, 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.

- a. Continued to the next Planning Board meeting

**MOTION I: to continue the Public Hearing for the Earth Removal Application for Immanuel Corp 0 Millville Rd to September 27th for made by Mr. Piccirillo. Motion was seconded by Mr. Piccirillo. 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  
September 13, 2017 continued**

- a. Passed over to the next meeting

**2. Aldrich Brook Estates –Clark Rd**

- a. 08/29/17 Graves As-Built & Acceptance Plan Review

Representing the applicant, Mark Allen of Allen Engineering gave the Board a copy of the updated Plans, stated Graves had given their final report, and stated they were working on the last construction item that DPW had stated would need to be completed prior to their sign-off. Also discussed: road acceptance procedure. Later in the meeting, the DPW director spoke to the Board regarding Clark Rd and touched on the road acceptance procedure.

**3. Master Planning**

- a. Mr. Piccirillo discussed the recent BOS meeting and adding certain questions to the proposed survey, options for distribution of the survey, cost of/funding of mailing,

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

- a. Passed over

**IV. MINUTES/MAIL/INVOICES**

1. 08/23/17 Meeting Minutes

**MOTION I: to approve the Minutes of 8/26/17 as amended made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 3-0-0.**

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

1. It was noted that there will be a Public Hearing on October 11, 2017 to review and vote favorable/unfavorable action on the Warrant Articles.
2. Mr. Piccirillo asked to have soil importation/projects/bylaw changes added to the next PB agenda.

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *September 27, 2017.***

**MOTION I: to adjourn the meeting made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 3-0-0.**

**The Meeting was adjourned at approximately 7:40 p.m.**

Respectfully submitted,

Lynn Marchand  
Land Use Administrative Assistant

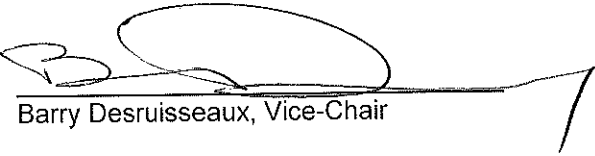


PLANNING BOARD MEETING MINUTES  
September 13, 2017 continued

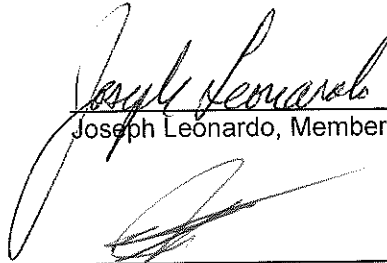
Planning Board Signatures


Absent

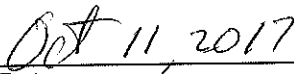
\_\_\_\_\_  
James Smith, Chairman

  
\_\_\_\_\_  
Barry Desruisseaux, Vice-Chair

\_\_\_\_\_  
Susan Arena, Alternate Member

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

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

  
\_\_\_\_\_  
Date