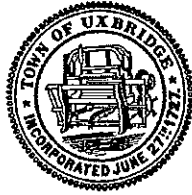


James Smith, Chair
Barry Desruisseaux, Vice Chair/Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member
Susan Arena, Alternate Member



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

PLANNING BOARD MEETING MINUTES WEDNESDAY September 27, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, September 27, 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/Clerk, Barry Desruisseaux; Member, Joseph Leonardo; Member, Justin Piccirillo;

Absent: Alternate Member, Susan Arena

Also present: Administrative Assistant, Lynn Marchand

007 30 '17 PM 10:58

Received by
Uxbridge
Town Clerk

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 September 13, 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. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0

Continued from September 13, 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 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0

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.

- a. Passed over to the next meeting



**PLANNING BOARD MEETING MINUTES
September 27, 2017 continued**

2. Aldrich Brook Estates –Clark Rd

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

Representing the applicant, Kevin Lobisser stated that DPW and Graves had issued letters saying the road was complete and ready to be accepted. He requested that the PB recommend that the BOS add Clark Rd. to their agenda to accept the road. The Chair reviewed the letters.

MOTION I: to endorse/accept the Determination of Completeness for Aldrich Brook Estates/Clark Road made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 3-0-1; Mr. Piccirillo abstained.

MOTION II: to send the Determination of Completeness to the Board of Selectman. Motion was seconded by Mr. Leonardo. Motion carried 3-0-1; Mr. Piccirillo abstained.

The Board signed the Determination of Completeness.

3. FY18-01, 155 Laurel Street

a. Excavation Permit Renewal #PB-01

Mr. Hathaway, owner and applicant, spoke to the Planning Board stating he had submitted his annual report, a copy of the Bond was on file, the As-Built plan, and Graves Engineering's review was completed. He submitted to the Board his letter-of-intent and read it into record. The Board reviewed all the documentation.

MOTION I: to grant the Gravel Permit Renewal to Mr. Hathaway with the same Condition as listed before made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

4. FY18-01, Meadow Brook Knoll/Freedom's Way –ANR Application

Mr. Fred Lapham of Shea Engineering described the reconfiguration of the Lots including the creation of a 4th Lot which was stated to be under the Covenant and it was noted on the Plan. He stated that all the Lots comply with Zoning and confirmed that 3 of the Lots had been released.

MOTION I: to endorse the ANR for Lots 16B, 17B, 18B, and RM1 on Freedom's Way made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

The Board endorsed the Mylars.

Mr. Smith recused himself.

5. Tucker Hill Estates Phase I

- a. Triparty agreement (\$195,761)**
- b. Covenant release**

Byron Andrews of Andrews Engineering represented the applicant. The Board reviewed the Triparty agreement and Covenant release for the first half of the road.

MOTION I: to release the Covenant for Tucker Hill Estates on Lots 1-13 and Lot 25 made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 3-0-0.



PLANNING BOARD MEETING MINUTES

September 27, 2017 continued

MOTION II: to accept a triparty agreement for Tucker Hill Estates dated 9/27/17 made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 3-0-0.

Mr. Smith returned to the meeting.

6. Planning Board Vacancy –passed over

7. General Bylaws, Exportation & Importation

- a. Existing operations
- b. Notification letters
- c. LSP selection/discussion

The Chair stated the Attorney General had approved the new exportation/importation bylaws and that the Board would be sending out notification letters to anyone involved in the process of exportation/importation to give them an update of the new bylaws and require them to apply for the proper permits at this time. He stated they are in the process of looking for an LSP and suggested that since Graves Engineering does not do soil testing the PB could use the same LSP as the Board of Health since the project requirements tend to overlap and to avoid conflicting LSP's.

Mr. Piccirillo stated he would speak with the Town Manager to see if the Selectmen were involved in the process of LSP selection. Mr. Desruisseaux expressed his agreement regarding using the BOH's LSP. The Board reviewed the draft letter and suggested the date be within 15 days as there has been an importation bylaw on the books for over year and the property owners/attorneys were aware.

MOTION I: to amend the content of the letters changing thirty (30) days to fifteen (15) days in the letters as written made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 3-0-1; Mr. Smith abstained.

MOTION II: to send the amended letters dated 9/27/17 to parties engaged or related to filling projects subject to Special Counsel review made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

8. Master Planning

Mr. Piccirillo mentioned the Open Space Committee and that a member of the ConCom would be reviewing the survey and adding questions regarding Open Space.

9. Subdivision Rules & Regulation revision discussion

- a. Private roads
- b. Unimproved roads
- c. Updated figures/drawings –waiting on

The Chair stated that DPW had reviewed the proposed regulations and that the drawings to be included in the R&R were still being worked on.

IV. MINUTES/MAIL/INVOICES

- 1. 09/13/17 Meeting Minutes –passed over
- 2. 09/20/17 Meeting Minutes –Executive Session

MOTION I: to accept the Minutes of the Executive Session Wednesday, September 20, 2017 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 3-0-1. –Mr. Piccirillo abstained.



PLANNING BOARD MEETING MINUTES
September 27, 2017 continued

3. Invoice: Graves Engineering –The Chairman signed the invoice. (over \$600)

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

One resident addressed the Board to discuss the soil projects, a request from DEP asking for a "renewed letter of support" from the BOS, and asked what the status was. Mr. Piccirillo read Section 182-7E2 into record stating the BOS would need to annually issue a letter of support in order for the PB to grant a permit.

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

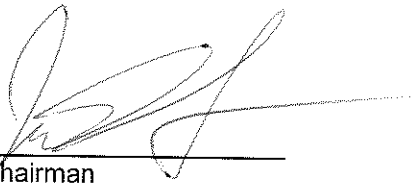
MOTION I: to adjourn the meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

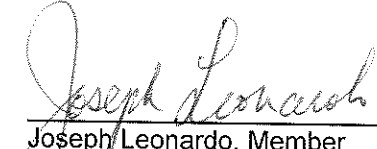
The Meeting was adjourned at approximately 8:10 p.m.

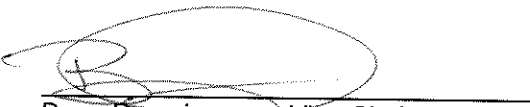
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures


James Smith, Chairman


Joseph Leonardo, Member


Barry Desruisseaux, Vice-Chair


Justin Piccirillo, Member


Susan Arena, Alternate Member


Date