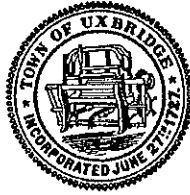


James Smith, Chair  
Barry Desruisseaux, Vice Chair/Clerk  
Joseph Leonardo, Member  
Justin Piccirillo, Member



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 October 11, 2017

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, October 11, 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

OC 30 '17 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 27, 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 27, 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 27<sup>th</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0**

### 3. 2017 FATM Warrant Articles : Favorable/Unfavorable action

- a. **ARTICLE: AMENDMENT TO THE ZONING BYLAWS; ADDITION OF §400-23 TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS**

To see if the Town will vote to amend the Town's Zoning Bylaw by adding a new Section, **TEMPORARY MORATORIUM N RECREATIONAL MARIJUANA ESTABLISHMENTS** as attached. Or take any other action relating thereto.



PLANNING BOARD MEETING MINUTES  
October 11, 2017 continued

*Sponsor: Board of Selectman*

The Chairman read the public hearing notice and opened the public hearing. No one from the public wished to speak. Mr. Piccirillo gave the Board a brief synopsis of how the BOS Article. He stated the one member of the BOS wanted to propose an amendment to the Article on the floor at Town Meeting, changing the end date of the Moratorium from May 10, 2018 to December 31, 2018. He stated the rationale for the change was due to State regulations not being solidified and municipalities needing time to draft and approve zoning changes that would not be in conflict with the State's regs. Mr. Leonardo asked if the Article was just for selling and growing. Mr. Piccirillo stated it was for any use of recreational marijuana.

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

**MOTION II: to vote no recommendation without prejudice made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0**

- b. ARTICLE: ACCEPT AS A PUBLIC WAY THE STREET KNOWN AS CLARK ROAD AS LAID OUT BY THE BOARD OF SELECMEN AND FURTHER AUTHORIZE THE BOARD OF SELECTMEN, IN THE NAME AND BEHALF OF THE TOWN, TO ACQUIRE BY GIFT, EASEMENTS, APPURTENANT RIGHTS IN AND FOR SAID WAY FOR THE PURPOSES FOR WHICH PUBLIC WAYS ARE USED IN THE TOWN OR TAKE ACTION RELATING THERETO.**

*Citizen's Petition*

No members of the public wished to speak to the Article. The Board reviewed copies of the As-Built, DPW's sign-off, and Graves sign-off/last review of the As-Built Plan.

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

**MOTION II: to vote favorable action to accept Clark Road as laid out made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 3-0-1; Mr. Piccirillo abstained.**

**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. Aldrich Brook Estates –Clark Rd**
  - a. Performance Bond Release
  - b. Refund of excess engineering review fee deposit



**PLANNING BOARD MEETING MINUTES**  
**October 11, 2017 continued**

The Board discussed the Bond Release, the road being determined complete, the Town Meeting, and the road acceptance status. The Board stated they would release both the bond and eng. rev. deposit after Town Meeting.

3. **Master Planning** –passed over
4. **Subdivision Rules & Regulation revision discussion**
  - a. Private roads
  - b. Unimproved roads
  - c. Updated figures/drawings –waiting on

The Chair stated 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

**MOTION I: to accept the Minutes of Wednesday, September 13, 2017 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 3-0-1; Mr. Smith abstained as he was absent from that meeting.**

2. 09/27/17 Meeting Minutes –passed over

**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, *October 25, 2017.***

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

**The Meeting was adjourned at approximately 8:20 p.m.**

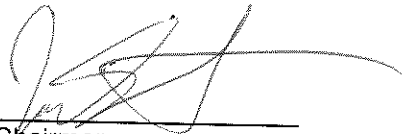
Respectfully submitted,

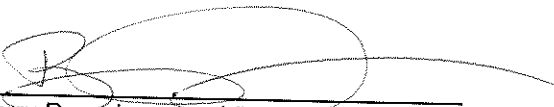
Lynn Marchand  
Land Use Administrative Assistant



PLANNING BOARD MEETING MINUTES  
October 11, 2017 continued


Planning Board Signatures

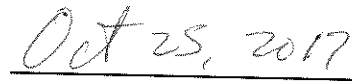
  
\_\_\_\_\_  
James Smith, Chairman

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

\_\_\_\_\_  
Date

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

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

  
\_\_\_\_\_  
Oct 25, 2017