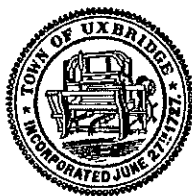


James Smith, Chair
Barry Desruisseaux, Vice Chair/Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member
Eli Laverdiere, Member



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 November 15, 2017

JAN 15 11:48 AM 2018

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, November 15, 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; New Member Eli Laverdiere;
Also present: Administrative Assistant, Lynn Marchand

I. CALL TO ORDER

1. **Welcome new member –Eli Laverdiere**

Received by
Uxbridge
Town Clerk

II. PUBLIC HEARINGS

Continued from October 25, 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.

Mr. Piccirillo and Mr. Desruisseaux discussed the length of time that the public hearings for FY17-25/785 Quaker Hwy and FY17-27/0 Millville Rd has been on the agenda and continued per the applicant's request with no action/updates. Concern was expressed regarding the potential for constructive approval if a meeting was cancelled due to the weather and the extension letter was only to that meeting date.

MOTION I: to continue the Public Hearing on 785 Quaker Hwy Special Permit application to December 6, 2017 made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0

Continued from October 25, 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 Residential-C Zone.

MOTION I: to continue Millville Rd. to the next Planning Board Meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

The Board stated that an extension letter and/or action was required by the next meeting date.

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
November 15, 2017 continued**

- a. Passed over

2. Aldrich Brook Estates

- a. Performance Bond release

MOTION I: to release the bond amount of \$50,423.81 for Aldrich Brook Development Corp. made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0

- b. Refund of excess engineering review fee deposit

MOTION II: to release the balance of engineering fees \$1,949.10 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0

3. FY18-03, Aldrich Street, -ANR

Representing the applicant, Lance Anderson of Heritage Design group stated to the Board that his client was parceling out a piece of land to his daughter; Lot 1, 7.51 acres. Mr. Anderson reviewed the frontage and the remaining land.

MOTION I: to endorse the ANR Plan of Land, Lot 1, 7.51 acres, for David Morin, Aldrich Street made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

4. FY18-05, 814 Douglas Street, -ANR

Representing the applicant, Michael Yerka of Civil Site Engineering stated the applicant wanted to divide out the existing house and create a second Lot. He stated it was Chapter 61 and that they had gone before the Board of Selectman on Monday to take out the 3.09 acres to create the requested Lot.

MOTION I: to endorse the ANR for 814 Douglas St for Julian and Jennifer Martin made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0

The Board signed the ANR Mylars and application approval.

5. 155 Laurel Street: Authorize refund of remaining engineering review funds.

MOTION I: to release \$552.90 to Hathaway Pit, 155 Laurel Street made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

Mr. Desruisseaux recused himself.

6. Autumn Vista, discussion and any actions related thereto.

Mr. Chad Boardman, representing Eastland Partners for the Autumn Vista subdivision. He stated that Graves Engineering had done a bond a recommendation for one of the two roads. He said the question arouse as to whether or not it could be bonded in phases and stated it was currently before Town Counsel for their recommendation. Mr. Boardman passed out a template of the tri-party agreement and a Plan showing the areas that would be bonded.

Discussion was had regarding liability to the Town with partial releases. The Board stated they would have Graves Engineering verify that the bonded area can function independently of the other road and would wait to hear back from Town Counsel.

Mr. Desruisseaux returned to the meeting.

7. Cobbler's Knoll, discussion and any actions related thereto. -Passed over

8. Master Planning -Passed over



**PLANNING BOARD MEETING MINUTES
November 15, 2017 continued**

9. Subdivision Rules & Regulations –passed over

- a. Private Roads
- b. Unimproved Roads
- c. Updated Figures/Drawings –waiting on updated drawing
- d. Set public hearing

10. CMRPC Community Compact Cabinet Funds

- a. Informational update
Mr. Piccirillo stated there was a meeting with Jeff Baggs and Chris Ryan from CMRPC at the end of October. There was a joint grant received by Millville and Uxbridge to review our bylaws/evaluate our bylaws. He reviewed the information discussed at the meeting.

11. FY16-08, 510 Hartford Ave West

- a. Decision draft

MOTION I: to endorse the decision modification made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

IV. MINUTES/MAIL/INVOICES

1. 10/25/17 Executive Session Meeting Minutes

MOTION I: to approve the Executive Session Meeting Minutes made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 3-0-0

2. 10/25/17 Meeting Minutes

MOTION I: to approve the 10/15/17 Meeting Minutes made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

-The Board signed/authorized payment of multiple invoices.

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

- 1. Discussion of breweries & distilleries or any actions related thereto**
- 2. Discussion relating to marijuana establishments or any actions related thereto**
- 3. Discussion related to water service expansion or any actions related thereto**

Mr. Piccirillo updated the Board stating the three items came out of the discussion with CMRPC at the Community Compact Cabinet meeting. Discussion was had regarding bylaw language related to breweries and distilleries.

He said the marijuana establishment issue was being discussed with the BOS and it was up to PB if they wanted to take a parallel path and put forth a warrant article relating to marijuana establishments. Mr. Desruisseaux stated it would be better if it were done jointly to avoid conflicting bylaws. Discussion was had regarding future well issues (critical failures, pollution) and revenue generation through well expansion (connection fees charged to Millville etc) Mr. Desruisseaux discussed land being needed around potential wells. Mr. Leonardo stated it was necessary to be proactive and not reactionary.

General discussion was regarding the feasibility of drafting warrant articles for the SATM.



PLANNING BOARD MEETING MINUTES
November 15, 2017 continued

ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *December 6, 2017.*

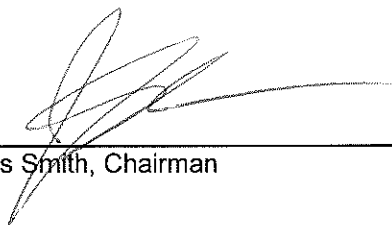
MOTION I: to adjourn the meeting made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo.
Motion carried 4-0-0.

The Meeting was adjourned at approximately 9:15 p.m.

Respectfully submitted,


Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures

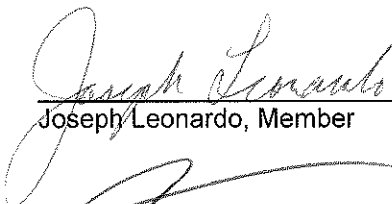


James Smith, Chairman

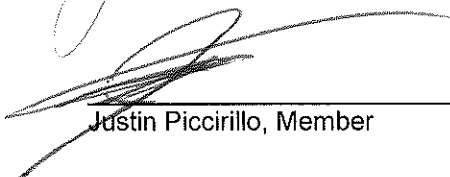
Barry Desruisseaux, Vice-Chair/Clerk



Eli Laverdiere



Joseph Leonardo, Member



Justin Piccirillo, Member

Date 1/10/2018