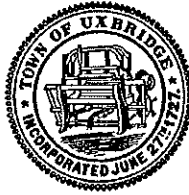


James Smith, Chair  
Barry Desruisseaux, Vice Chair/Clerk  
Joseph Leonardo, Member  
Justin Piccirillo, Member  
Eli Laverdiere, Member  
Barry Hauck, Alternate Member



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

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**PLANNING BOARD MEETING MINUTES  
WEDNESDAY  
December 6, 2017**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, December 6, 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; Member Eli Laverdiere; Alternate Member, Barry Hauck.  
**Also present:** Administrative Assistant, Lynn Marchand

**I. CALL TO ORDER**

1. Welcomed new member, Barry Hauck. \*later in the meeting

Received by  
Uxbridge  
Town Clerk

**II. PUBLIC HEARINGS**

*Continued from November 15, 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 Chairmen stated they had received a formal letter, withdrawing without prejudice, the Special Permit application for 785 Quaker Hwy.

**MOTION I: to accept the withdrawal without prejudice of 785 Quaker Highway made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0**

*Continued from November 15, 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.

A letter was submitted by the applicant's engineer requesting an extension to the next Planning Board meeting. Discussion was had regarding the length of time the application had been before the Board. The Board consensus was that action was needed by the next meeting date.

**MOTION I: to continue Millville Rd. to the first meeting in January made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0**

3. **FY18-04 Special Permit**- The Owners of record, **Newell Road Associates/James D. Schwartz, Uxbridge Realty Dev Tr/George Kurzon, and Blackstone Trust/Joel Kurzon**, and the Applicant, **ForeFront Power, LLC**, are seeking a **Special Permit** to install a four (4) MW AC PV solar electricity generating project. Property is located at **0 Depot St., 0 South Main St., & 25 Newell Rd., Uxbridge, MA.** The property is shown on the Town of Uxbridge Assessor's Maps 25, Parcels 2065, 4434. The title to said land is recorded in the Worcester District Registry of Deeds Books 16649 & 14490, Pages 142 & 163; Property is located in an Industrial Zone, Groundwater Protection Overlay District, and Agricultural Zone.



**PLANNING BOARD MEETING MINUTES**  
**December 6, 2017 continued**

Mr. Ed Switzer, project manager for the proposed solar project, gave a brief history of the company stating they were based in San Francisco, had projects in 23 states & Puerto Rico, 10 years of experience in the renewable energy industry and other company statistics.

Juliet Caplinger, the engineering and environmental consultant for the project, described the project to the Board as an approximately 4 megawatt AC solar project with access to the property from Depot Street. She stated they were proposing to construct on two parcels, one on Newell parcel & the Kurzon parcel. It was described as North to South access, with existing road heading east, an existing gravel drive that they would upgrade for construction traffic and emergency vehicles with a turnaround. All panels and equipment would be fenced in with locked gates.

Mr. Desruisseaux asked where the frontage to the property was located. Mr. Switzer replied that it was land-locked and that there was no frontage on a public access road. He stated that access was through an easement on Depot Street.

Discussion was had regarding proof of easements and ownership. The Chair questioned the applicant's access over the Town's sewer easement. Also questioned was easement of New England Power Company. Additional details were requested to be included on the Site Plan for clarity: abutters' homes, railroad, streets, easements, proposed screening. Emergency vehicle access and the turnaround was discussed. Discussion also had regarding whether solar panels are a building or a structure since a building permit is needed and whether or not it's a buildable lot according to the zoning bylaws.

Mr. Switzer said the panels would be 2' to 8' and the fence would be 8' plus evergreen covering/screening.

No abutters wished to speak.

**MOTION I: to continue the public hearing to January 10<sup>th</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0**

### **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. An extension request was received from the applicant's representative. No discussion or action was taken. -passed over

*Mr. Desruisseaux recused himself.*

2. **Autumn Vista, Covenant release/Bond discussion and any actions related thereto.**

Chad Boardman, representing Rifleman Properties, reviewed the details of the surety process to date, stating that Graves Engineering had made a recommendation and reviewed the additional details provided. He said Graves made a finding that an additional \$20,000 would be sufficient. Mr. Boardman stated he had not gotten all of the signatures yet on the tri-party agreement.

**MOTION I: to sign the tri-party agreement after all the proper notarized signatures are in place for the bond amount suggested made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0**



**PLANNING BOARD MEETING MINUTES**  
**December 6, 2017 continued**

*Mr. Desruisseaux returned to the meeting.*

**3. Cobbler's Knoll, Covenant release/Bond discussion and any actions related thereto.**

Agenda item was passed over. No discussion or action taken.

*Mr. Desruisseaux recused himself.*

**4. 1025-1045 Quaker Hwy –ANR –Not approved.**

Representing the applicant, Byron Andrews of Andrews Engineering, stated they wanted to create 2 Lots with a parcel in the middle to allow access to the back property. The Chair asked where the current driveway was and if it was in the easement. Discussion was had regarding creating a non-conforming parcel, structures, retaining wall, stormwater details, & the driveway. The Chair asked for those additional details to be show on the site Plan.

*Mr. Desruisseaux returned to the meeting.*

**5. Eber Taft Rd -ANR**

Representing the applicant, Byron Andrews of Andrews Engineering described the ANR as creating a non-buildable parcel for the purpose of a future Retreat Lot & 4 Lots with frontage on Eber Taft Road and adequate area.

**MOTION I: to endorse the division of land on Eber Taft Rd. for two Lots made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.**

*Mr. Desruisseaux recused himself.*

**6. Taft Hill Subdivision/S&B Land Development, Lot Release discussion and any actions related thereto.**

Representing the applicant, Byron Andrews of Andrews Engineering stated his client was seeking a release of the Covenant on lots located on Taft Hill Ln. He gave a description of the projects approved in the past, what was actually built, and what was not. He stated the road was built in substantial compliance with the previously PB approved Special Permit, minus the cul-de-sac. He stated the road would remain private in perpetuity.

The Chair summarized the information saying that it was originally approved as a public way, and Summerfield used it as access and took it over as a private way.

**MOTION I: to release the Covenant of Lot 1 also known as Parcel 3829 made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0**

*Mr. Desruisseaux returned to the meeting.*

**7. Master Planning –The agenda item was passed over.**

**8. Subdivision Rules & Regulations**

- a. Private Roads
- b. Unimproved Roads
- c. Updated Figures/Drawings
- d. Set public hearing

The Chairman referenced the new comments from the DPW and Fire Department. The Board discussed the comments and recommendations. The Chair stated he would make revisions based on the comments (of the Board & other depts.)

**IV. MINUTES/MAIL/INVOICES**

- 1. 11/15/17 Meeting Minutes –passed over**
- 2. Invoices (over \$600) -The Board signed/authorized payment of multiple invoices.**



PLANNING BOARD MEETING MINUTES  
December 6, 2017 continued

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

\*welcomed new alternate member

1. Sign previously approved ANR's (Aldrich St & 814 Douglas St)
2. Revised amount –re-vote Bond release for Aldrich Brook Estates/Clark Road  
The Board re-voted the release of the performance bond for Aldrich Brook Estates with the final, reconciled amount.

**MOTION I: to release the bond for Aldrich Brook Estates, Clark Rd., in the sum of \$48,927.12 made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0**

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *January 10, 2018*

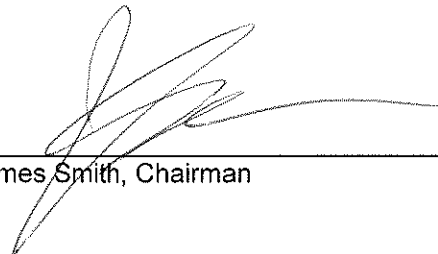
**MOTION I: to adjourn the meeting made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.**

**The Meeting was adjourned at approximately 8:48 p.m.**

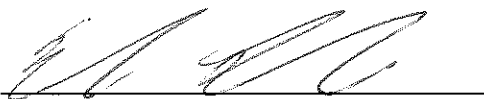
Respectfully submitted,

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

*Correction jmp*  
~~10/12/17~~  
Date 1/10/2018