

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



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Uxbridge  
Town Clerk

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SPR 01/24/18

**PLANNING BOARD MEETING MINUTES  
WEDNESDAY  
January 24, 2018**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, January 24, 2018, 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**

**II. PUBLIC HEARINGS**

*Continued from January 10, 2018; PH opened 4/12/17*

1. **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 the earth removal permit application for Millville Rd. to February 14th made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0**

*Continued from January 10, 2018; PH opened 12-6-17*

2. **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.  
**MOTION I: to continue the Special Permit for solar, Forefront Power, made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0**

**III. BUSINESS**

*Mr. Laverdiere recused himself.*

*PH opened 3/22/17; PH closed 6/14/17*

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. Discussion -Mr. Stephen O'Connell of Andrews Engineering stated that DPW was able to find some records that indicate inspections occurred. Mr. O'Connell and the Board reviewed the decision modification draft language including 4 waivers; 24' of pavement width, waiving of the requirement for the extension at the end of the dead-end/50' right away extension, waiving the requirement of the installation of sidewalks, waiver of the requirement of the standard cross section. Also reviewed were the conditions of approval and a Bond amount recommendation which Graves Engineering will be providing.



**PLANNING BOARD MEETING MINUTES**  
**January 24, 2018 continued**

Mr. Smith drafted suggested conditions of approval, inclusive of DPW concerns, which the Board and Mr. O'Connell reviewed and discussed.

1. Existing roadway and expansion to have civ. tests and compaction tests; discussion had regarding taking samples during the road widening.
2. Continuous top coat over roadway; Mr. Smith stated DPW didn't want the seam from the road widening. Mr. O'Connell stated it was a low-volume road, 3-lot subdivision and objected.
3. Peer/engineering review inspections during construction and paving operations
4. 4" circular Concrete Bounds
5. Drainage basin maintenance. Drainage system to be kept in private ownership OR inspected and declared by peer review engineer to be adequate for stormwater management; Mr. O'Connell stated he would like it to be part of the road acceptance, that they would provide documentation that it meets design intentions, and stated they would handle any negligible increase due to the pavement widening.
6. 24' of pavement width, 50' radius on cul-de-sac
7. Sidewalk on one side with a vertical berm abutting street from Sutton St. to beginning of cul-de-sac with ramps; Mr. O'Connell opposed due to the road widening. Mr. Leonardo asked about a white stripe. Mr. Desruisseaux said it was excessive due to it being only 3 houses.
8. Modified Cape Cod berm on rest of roadway.
9. Drainage structures to be cleaned.
10. Detention area to be cleaned up/"groomed"

*Mr. Laverdiere returned to the meeting. Mr. Smith recused himself.*

2. **Hecla Village Subdivision, Bentley Dr. & Kieronski Court** – Discussion of Determination of Completeness and any actions related thereto.

Representing the applicant, Mr. O'Connell of Andrews Engineering, stated he had reviewed the documentation for the Determination of Completeness and was satisfied with the language.

**MOTION I: to accept the Determination of Completeness as written for Bentley Drive and Kieronski Court made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0**

*Mr. Smith returned to the meeting.*

3. **Cobbler's Knoll, discussion and any actions related thereto.**

- a. Covenant/Bond discussion
- b. Open Space Agreement discussion
- c. Recorded Decision discussion - has been recorded
- d. Graves Engineering bond recommendation

Mr. O'Connell of Andrews Engineering stated to the Board that the applicant was agreeable to everything the PB had discussed in the previous meeting. He handed out a phasing Plan, showing Phases 1, 2, & 3, and reviewed it with the Board. He stated the applicant would provide a Bond for the amount that Graves Engineering recommended. Mr. Smith inquired about the Open Space agreement and when it would be decided. Mr. O'Connell stated the developer didn't want to let go of control to the non-profit that he is not part of, at this time, and have them start work on the site due to liability. Mr. O'Connell stated it was something they could discuss in Phase 2. Discussion was had regarding the ability of the Town taking the Open Space if the developer defaulted. Discussion was had regarding Lot releases for Phase 1.

**MOTION I: to accept Graves bond estimate of \$1,110,102.00 made by Mr. Piccirillo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0**

**MOTION I: to release the Lots for Phase 1 of Cobbler's Knoll with the Bond amount of \$1,110,102, as long as the surety comes in as cash or insurance certificate and only those two means, made**



**PLANNING BOARD MEETING MINUTES**  
**January 24, 2018 continued**

by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-1 with Mr. Smith abstaining.

**4. Quaker Hwy/Balm of Life Spring Rd, Lot 126, Plat 51 –Informal discussion regarding rezoning**

Normand Gamache of Guerriere and Halnon, representing David O'Keefe, stated to the Board that Mr. O'Keefe owns a 30 acre parcel of land in South Uxbridge. He stated the property is located at the corner of Balm of Life Spring Road and Quaker Hwy and currently has 3 zones within it; Industrial, Business, and Agricultural. Bacon Brook is a perennial stream and is considered a river in the Wetlands Protection Act which means the Industrial land around that is not buildable as it is within 100 ft. of the Brook. He stated it essentially blocks anyone from accessing Balm of Life Spring Road for the residential property. Mr. Gamache provided a plan showing the proposed zoning changes and stated he would like to enlist the Board's support so they could petition the Town. Brief discussion was had regarding the proposal; access, areas to be rezoned, potential roadway & subdivision, water and sewer restrictions. Discussion was had regarding the Town Meeting deadlines and procedures for a zoning change. The Board stated they were receptive to the proposed changes.

*Mr. Gamache introduced Ron Tubman and stated he would be taking his position as he is retired.*

**5. Master Planning**

Discussion was had regarding adding \$5,000 to the budget in order to send out the master planning survey.

**6. Subdivision Rules & Regulations**

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

The Chair stated the public hearing should be set for the first meeting in March.

**7. Sign PB copies of ANR's that were previously approved**

The Board signed the office copies of the previously approved ANR's.

**IV. MINUTES/MAIL/INVOICES**

1. 01/10/18 Meeting Minutes -passed over
2. Invoices (over \$600) -The PB signed multiple invoices

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

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, February 14, 2018.**

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

**The Meeting was adjourned at approximately 8:18 p.m.**

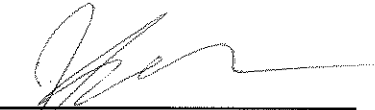
Respectfully submitted,

Lynn Marchand  
Land Use Administrative Assistant





PLANNING BOARD MEETING MINUTES  
January 24, 2018 continued

Planning Board Signatures


  
James Smith, Chairman

  
Barry Desruisseaux, Vice-Chair/Clerk

  
Eli Laverdiere

  
Joseph Leonardo, Member

  
Justin Piccirillo, Member

  
Barry Hauck, Alternate Member

3/28/2018  
Date