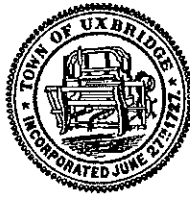


James Smith, Chair  
Barry Desruisseaux, Vice Chair/Clerk  
Joseph Leonardo, Member  
Justin Piccirillo, Member  
Eli Laverdiere, Member  
Barry Hauck, Alternate Member



Uxbridge Town Hall  
21 South Main Street, Room 205  
Uxbridge, MA 01569  
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**PLANNING BOARD MEETING MINUTES  
WEDNESDAY  
July 25, 2018**

Received by  
Uxbridge  
Town Clerk

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, July 25, 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 Eli Laverdiere; Alternate Member, Barry Hauck; Also present: Administrative Assistant, Lynn Marchand

**I. CALL TO ORDER**

It being approximately 7:00 p.m., the meeting being properly posted, duly called, and a quorum present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

**II. PUBLIC HEARINGS**

*Continued from July 11, 2018, PH opened on 2/28/18*

1. **FY18-08, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 3073. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 11). Property is located in an Agricultural zoning district.

*\*see Public Hearing item #2 for Motion.*

*Continued from July 11, 2018, PH opened on 2/28/18*

2. **FY18-09, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 1485. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 9). Property is located in an Agricultural zoning district.

A continuation request was received by the applicant's engineer for FY18-08 & FY18-09.

**MOTION I: to continue the first 2 Public Hearings Lots both for Uxbridge Woods Realty Trust to August 8<sup>th</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**III. BUSINESS**

*PH opened on 2/28/18; PH closed on 7/11/18*

1. **FY18-10, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 1541. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868



**PLANNING BOARD MEETING MINUTES**  
**July 25, 2018 continued**

& 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 1). Property is located in an Agricultural zoning district.

- a. Financial Issue resolution 4/10/18
- b. Town Counsel's email 3/1/18 re: clean-up plan due 4/10/18
- c. Decision draft

**MOTION I: to endorse the Decision for Uxbridge Woods Realty Trust Special Permit for a Retreat Lot made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**

*PH closed 5/23/18; Deadline to act, 90-days (August 21, 2018)*

2. **FY18-12 Special Permit Application/Solar** - The Owner of record, Mr. Richard Hurteau and the Applicant, ZPT Energy Solutions, LLC/Ernest Mello, are seeking a Special Permit to construct a ground mounted 3.0MW (AC) photovoltaic solar array, associated equipment, an access driveway, fencing, and stormwater management system. Property is located at **Quaker Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 051, Parcel 2341. The title to said land is recorded in the Worcester District Registry of Deeds Book 17112, Page 323; Property is located in an agricultural zone.

- a. Decision draft

The Board stated that wanted to hear the result from the Millville Meeting which was moved to August 6th.

**MOTION I: to pass over to the August 8<sup>th</sup> meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

\*Mr. Hurteau addressed the Board at the end of the meeting under ANY OTHER BUSINESS, which may lawfully come before the Board. A brief review of the frontage issue was discussed.

3. **FY18-16 Definitive Subdivision Application & FY18-17 Special Permit Application** - The Owners of record, Uxbridge Woods Realty Trust/Mark Foss, Trustee and Harris Avenue Realty Trust/Mark Foss, Trustee and Applicant of record, Campanelli Development, LLC
  - a. Surety discussion and take any action thereto
  - b. Lot Release discussion and take any action thereto
  - c. Preconstruction meeting discussion and take any action thereto

Mr. David Macwell addressed the Planning Board to discuss the requested actions:

- Signing of the Lotting Plan Mylar to be recorded with the Worcester Registry of Deeds so developer can take ownership of the property and to get Lots 1 & 4 to Medline. He stated that he also provided copies for the Planning Board with the Conditions and Waivers shown on those Plans.
- Endorsement of the Covenant for all 4 Lots
- Acceptance the Bond amount of \$3,600,000.00 for the release of Lots 1 & 4
- Approval of the Lot Releases for Lots 1 & 4

He stated that at the closing, the developer will immediately sell Lots 1 & 4 at the same time that they will take Lots 2, 3, and the roadway.

The Board reviewed all of the documents.

**MOTION I: to endorse the Covenant for Campanelli Development LLC made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**MOTION II: to endorse the Bond for Campanelli Development for \$3.6 million made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**MOTION III: to release Lots 1 & 4 for the Campanelli Business Park by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**



**PLANNING BOARD MEETING MINUTES**  
**July 25, 2018 continued**

**MOTION IV: to call a 5 minutes recess in order to sign the Mylars by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**4. Spruce Hill Estates, Peter Street**

- a. Discuss status of Spruce Hill Estates -1 notice rcv'd back "return to sender" (developer) and the notice was picked up. (attorney)
- b. Bond update as of 6/30/18
- c. Process –Town Counsel's comments 4/30/18, 5/1/18, 5/2/18
- d. Discuss the process of taking the surety to complete the road and any action thereto

The Board discussed Spruce Hill Estates and instructed the Admin. Asst. to request that Town Counsel advise on the proper process of the Bond taking and/or assist with the process, in order to finish the road.

**5. CMRPC delegate**

- a. Select FY2019 PB delegate

Discussion was had. Mr. Desruisseaux stated he would stay on as the delegate.

**IV. MINUTES/MAIL/INVOICES**

1. 07/11/18 Meeting Minutes –passed over
2. Invoices (over \$600) -None

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

**Cobbler's Knoll, Turner Farm Road:** John D'Agostino addressed the Board and stated the closing Attorney lost the original signed Lot Releases. He requested that the Board sign a new lot release as they could not get Building Permits without the recorded Lot Releases.

**MOTION I: to re-sign the Lot Releases for Cobbler's Knoll, Lots 1-10, 32-34, 48-50 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.** Mr. Hauck did not vote as he was not on the Board during the Cobbler's Knoll Public Hearing nor when the Board originally signed the Lot Release.

**Calvary Crossing, Walnut Grove:** a phone call was received late in the day with an individual requesting to speak to the Planning Board regarding Calvary Crossing street acceptance at the upcoming FATM. Mr. John Palmer of McIntyre Loam stated to the Board that they had been trying to get the street accepted for three years but have continually run into roadblocks. He complimented the Planning Office's responsiveness and stated he had issues with his engineer. The Warrant Closing date was stated to be August 24<sup>th</sup>. Mr. Palmer said he had previously spoken with the DPW Director who deferred to Graves Engineering regarding the reviews. Graves Engineering stated that they were waiting for revisions to the As-Built Plans and Street Acceptance Plans with a copy of the proposed deeds which would need to be reviewed by Town Counsel.

The Chairman stated that if he could get a letter from DPW and Graves, then the Board could vote on a Determination of Completeness. Mr. Leonardo stated he would also need to speak to the Town Manager's office. Mr. Palmer stated he had spoken with the TM's assistance via email.

**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 8, 2018.**

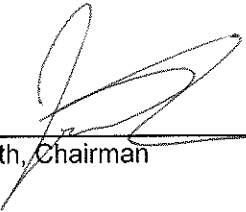
**MOTION I: to adjourn made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

The Meeting was adjourned at approximately 8:07 p.m.

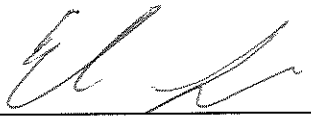


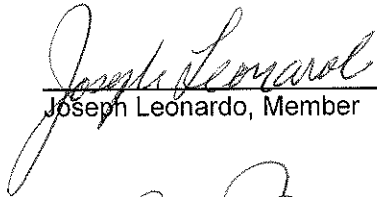
PLANNING BOARD MEETING MINUTES  
July 25, 2018 continued


Planning Board Signatures

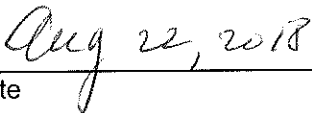
  
James Smith, Chairman

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

  
Eli Laverdiere, Clerk

  
Joseph Leonardo, Member

  
Barry Hauck, Alternate Member

  
Date