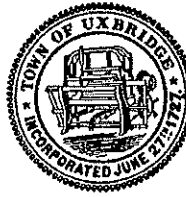


James Smith, Chair
 Barry Desruisseaux, Vice Chair/Clerk
 Joseph Leonardo, Member
 Eli Laverdiere, Member
 Barry Hauck, Member



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**PLANNING BOARD MEETING MINUTES
 WEDNESDAY
 September 26, 2018**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, September 26, 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 was Town Planner Michael Gallerani and 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.

- 1. Welcome Michael Gallerani, new Uxbridge Economic Development Coordinator/Planner/Grant Writer**

II. PUBLIC HEARINGS

Continued from September 12, 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.

The Chair stated that they had received a request to withdraw the applications. [FY18-08 & FY18-09]
 *See Public Hearing #2 for MOTION

Continued from September 12, 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.

MOTION I: on behalf of Uxbridge Woods Realty Trust to withdraw their applications without prejudice from the letter dated today made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.



PLANNING BOARD MEETING MINUTES
September 26, 2018 continued

Continued from September 12, 2018, PH opened on 9/12/18

3. **FY19-03, Definitive Subdivision Application – The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of a Definitive Subdivision Plan to create 23 Residential Building Lots, Elmdale Estates and (1) parcel of land, which is not to be considered a building lot, to be served by the extension of Old Elmdale Road and the creation of two roadways having a total centerline length of 2,375± linear feet. Property is located on 0 Old Elmdale Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residential A Zone.**
***previously continued at the September 12, 2018 public hearing.**

Continued from September 12, 2018, PH opened on 9/12/18

4. **FY19-04 Exportation Application Exportation Application - The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of an Exportation Permit to perform earthwork with project design results/volume estimate to be 621,381 cubic yards of cut, 35,640 cubic yards of fill with a net result of 585,741 cubic yards of cut. Property is located on 0 Old Elmdale Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172. Property is located in Residential A Zone.**
***previously continued at the September 12, 2018 public hearing.**

III. BUSINESS

1. FY19-06, 155 Laurel Street

- a. Excavation Permit Renewal Application, Permit #PB-01

The Board acknowledged/accepted the request from the applicant to pass over the application until the next meeting date after Graves Engineering had a chance to review their permit renewal submissions.

2. Cornfield Estates –Kathy Trail

- a. Surety
b. Covenant Release
c. Lot Release

The Board confirmed that surety had been received in the amount of \$21,060. The Chair asked for a modification to the Covenant prepared by the applicant; he asked Mr. Stephen Benoit, the representative for the project, to add the specific Lots to be released, #'s 1-4 inclusively.

MOTION I: to accept the surety of \$21,060.00 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

MOTION II: to accept release the Covenant for Cornfield Estates, Kathy Trail for Lots 1, 2, 3 and 4 made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.

MOTION III: to release the Lots for Cornfield Estates Lots 1, 2, 3, and 4 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.



**PLANNING BOARD MEETING MINUTES
September 26, 2018 continued**

3. **FY17-01, 183/197 Providence Street**
 - a. 08/31/18 Graves Completion Review #3
 - b. 09/11/18 Graves Completion Review #4

The Board examined the reviews from Graves Engineering and stated the project had been built according to the Plan.

MOTION I: to deem 183/197 Providence Street complete for the solar project made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.

4. **Mountainview Estates**
 - a. Determination of Completeness
 - b. Bond Reduction/Release request

***Was discussed and voted on at the September 12, 2018 meeting.**

5. **Scoping session: 374 Hazel Street**, informal discussion regarding future solar project
**The proponent requested to be heard at the October 10, 2018 meeting.*

Mr. Smith recused himself.

6. **Tucker Hill Estates, Maslow's Way**
 - a. Bond
 - b. Lot Releases

Mr. Desruisseaux stated they had reviewed Graves recommendation at their last meeting and approved the surety amount of \$112,854. The Board reviewed the triparty agreement submitted which was for \$113,000; higher than Graves recommendation.

MOTION I: to accept the triparty agreement for Tucker Hill Estates for \$113,000 made by Mr. Hauck. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

MOTION II: to release the Lots for Tucker Hill Estates, for Lots 14 through 24 for Tucker Hill Estates made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

Mr. Smith returned to the meeting.

7. **0 Quaker St. -solar**
 - a. Discussion regarding PB special permit and ZBA application
 - b. Provide PB comments to ZBA

The Chair stated the applicant that was granted a Special Permit with a Condition regarding the frontage is not seeking a waiver from the frontage requirement from the ZBA. Discussion was had. The Board decided to provide a copy of their Decision to the ZBA, highlighting the Conditions, along with Town Counsel's comments, that were previously provided to the Planning Board. Mr. Laverdiere said he would attend the ZBA public hearing. Mr. Leonardo opined that the proponent was creating his own hardship. Questions were asked regarding how an approved ZBA decision would affect the PB's decision in relation to the Condition regarding specific Lots and contiguous frontage.

IV. MINUTES/MAIL/INVOICES

1. 08/22/18 Meeting Minutes -passed over
2. 09/12/18 Meeting Minutes -passed over
3. Invoices (over \$600)



PLANNING BOARD MEETING MINUTES
September 26, 2018 continued

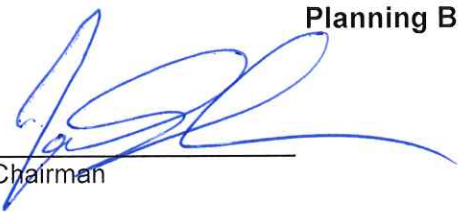
V. ANY OTHER BUSINESS, which may lawfully come before the Board.

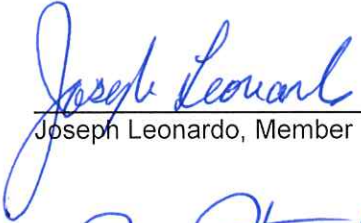
VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *October 24, 2018.*

MOTION I: to adjourn made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.

The Meeting was adjourned at approximately 7:22p.m

Planning Board Signatures


James Smith, Chairman


Joseph Leonardo, Member


Barry Desruisseaux, Vice-Chair


Barry Hauck, Alternate Member


Eli Laverdiere, Clerk


Date