

**Wednesday, December 13, 2023
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

Members	Eli Laverdiere Chairperson	Rory St. Pierre Vice Chairman	Lauren Steele Clerk	Craig Haringa Member	Tariq Fayyad Member
Attendance	Remote	X	X	X	X

Also Present: Jack Hunter, Town Planner (present)
Dylan Lindholm, Assistant Town Planner (present)

The Planning Board opened the meeting at 6:00 pm.

The Vice Chairman meeting opened by roll call vote.

Roll Call:

Eli Laverdiere aye
Rory St. Pierre aye
Lauren Steele aye
Craig Haringa aye
Tariq Farrad aye

Public Hearing 56 Homeward Ave:

The Vice Chairman opened the hearing for 56 Homeward Ave for a retreat lot.

The application was presented to the Board by Attorney Wickstrom. The applicant Brenda Manning, and Mary Fournier who are the petitioner has submitted an application for a special permit for a retreat lot on land located at 56 Homeward Avenue, Assessor's Map 18.A, Assessor's Parcel 1452, deed book 66013 and page 393 in Uxbridge, MA.

The retreat lot is the developed portion of the lot. The resident received a variance from the Zoning Board of Appeals. At the front of land there are two lots, Lots 1 and Lots 2. These are conforming lots. The Attorney indicated that the criteria for granting this has been met. There was a question about the 4.11 which was noted as a frontage piece. The Town Planner confirmed that this is frontage.

There was a comment from public:

- 49 Homeward Ave: - What is the definition of retreat lot?

The Town of Planner explained the definition of retreat lot.

On a motion made by Lauren Steele, seconded by Craig Haringa, the Board voted by roll call to close the hearing.

Roll Call:

Eli Laverdiere	aye
Rory St. Pierre	aye
Lauren Steele	aye
Craig Haringa	aye
Tariq Farrad	aye

On a motion made by Tariq Farrad, seconded by Lauren Steele, the Board voted by roll call to approve the retreat lot.

Roll Call:

Eli Laverdiere	aye
Rory St. Pierre	aye
Lauren Steele	aye
Craig Haringa	aye
Tariq Farrad	aye

Public Hearing Elmdale Estates:

The Vice Chairman opened the public hearing for Elmdale Estates.

The Town Planner informed the Board that this application has been in front of the board in the past and it was withdrawn without prejudice about 2 years ago and is now in front of the board with a different engineer.

The plans have been distributed to the engineer and department heads.

The new engineer for the project is Chris Shea from Diprete Engineering. The applicant Aris Group LLC (Otwood Investments Group LLC) and the petitioner has submitted an application for a revised application for Elmdale Estates – Definitive Subdivision Plan dated December 27, 2019 and revised October 19, 2023 for address at Old Elmdale Road, Map 25/3979, book/plan 55344/172. The proposed subdivision includes 19 single family residential dwellings. The total acreage of land is 30.5 acres. The applicant is also seeking a stormwater permit. The total of disturbed area is 13.6 acres and impervious area created is 2.95 acres. It was explained that this was a formal gravel pit. There is grade change across the site. There are also wetlands on site. The project was previously submitted by Andrews Engineering. The town did have this project reviewed back in 2021. The project was then stopped and denied by both the Conservation Commission and Planning Board being withdrawn without prejudice. The applicant has not redesigned the plan but is working off of the previous plans and comments provided. There will be a Notice of Intent provided.

The plan was shown on screen share.

The Engineer explained that there will be an extension of Old Elmdale which will provide the access. The basin was shown on the screen share for infiltration. The wetland lines were also shown which have been redelineated. There will need to be an ANRAD filed. It was explained that in the past there was to be a widening of the road. The new plan will be for 19 single family lots with 125 ft. frontage with septic systems. There is a closed drainage network with

conveyance to basin. The 2021 comments from Graves Engineering were submitted as part of application. Parcel A was created to provide 50 ft. of frontage to gravel drive. Parcel A is proposed for a infiltration basin. Parcel B is non buildable lot and has three vernal pools onsite. No work is proposed within this area. The project asks for three waivers. The Engineer communicated that the board was amendable to waivers from the previous meetings. There was a question about improvements on the bridge on Heckler St. This should be confirmed from DPW Director, Ben Sherman. The current plan does not show a widening of Old Elmdale but is able to do widened, if this is what the board wants. The width between the two areas of water from the entry road is 24 ft wide. This will need clarification. The Town Planner noted that if it is to remain private, it can stay at 24 ft. The distance between two wetlands is 37 ft. There were test holes dug by Andrews Engineering back in 2017. There were 5 holes dug at site. The elevations were noted on the screen. The groundwater is at or below. There will need to be new test holes done for septic's. The groundwater and elevations will be reviewed by Graves Engineering. The topography of the plan was reviewed. There was a sheet which showed the cut an fill. The exportation will be in five phases for construction. The total exported will be 400,000.00 cubic yard (96,000 each phase). The Town Planner notes that the export is solely for exportation. This will be limited to cubic feet and monitored. There is a threshold for the amount of exportation and this will be checked with the bylaw.

Comments from Public:

- 43 Old Elmdale – How many truck loads will be needed to remove grave. (*There will be about 16,000 trips*)
- 12 Jodi circle – Who is the engineer of record? Will there be a new NOI? There is also a concern about the exportation happening on this road. Can a traffic study be completed? Will there be dust control. What is the duration of phases? Will there be a SWPP provided? Were the test pits witnessed? (*There will be phases, and there was no witnessing of the test pits. A new NOI will need to be submitted*)
- 49 Old Stock Corner Rd. – It was explained that there is no Old Elmdale, it is where the road splits. The area was noted in blue on the plan. The area is encroaching onto the abutters area. This change would mean a hard right and not allowing for him to enter his property straight like now. There is a concern about the impact of the exportation on the road.
- 9 Elmdale Road – He is concerned about a gravel grab and this not being built. The document he provided to the Board will be entered into the record.

The Town Planner/Board is surprised that there has not been conversation with Mr. Mattielian, 49 Old Stock Corner Rd about ownership.

There were no comments on zoom.

The Board would like the engineer to reach out to the neighbor about the encroachment. It is the intent to make sure that this is kept a subdivision.

Continuation Hearing:

On a motion made by Lauren Steele, seconded by Craig Haringa, the Board voted by roll call to continue the hearing to January 24, 2024.

Roll Call:

Eli Laverdiere	aye
Rory St. Pierre	aye
Lauren Steele	aye
Craig Haringa	aye
Tariq Farrad	aye

General Business:

The ANR application is not ready for endorsement.

Next Meeting:

- December 20, 2023

Adjourn:

On a motion made by Lauren Steele, seconded by Craig Haringa, the Board voted by roll call to adjourn the meeting at 7:37 pm.

Roll Call:

Eli Laverdiere	aye
Rory St. Pierre	aye
Lauren Steele	aye
Craig Haringa	aye
Tariq Farrad	aye

Respectfully Submitted,

Amy Sutherland

Approved February 28, 2024