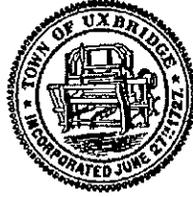


Revised



JUL 25 '16 AM 11:44

Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, July 27, 2016 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: *Lynn Marchand*

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from July 13, 2016

1. **FY16-22 Definitive Subdivision Modification Application** - The Owners of record, **Alfred & Jacqueline Ricca**, are seeking approval of a proposed definitive subdivision modification entitled **King Street Estates** revising the subdivision from five (5) lots on a public roadway to four (4) lots on a private roadway, total acreage of tract being approximately 12.96 acres. Property is located **on 128 King Street/15, 16, 25, & 26 Ricca Way** Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 53, Parcels 679, 1494, 1548, 1455, & 1461. The title to said land is recorded in the Worcester District Registry of Deed Book 25464, Page 136. Property is located in an agricultural zone
 - a. Abutter letter

Continued from July 13, 2016 and July 25, 2016 site visit

2. **FY16-31 Special Permit Applicant** - The Owner/Applicant of record, **SAJO Realty Nominee Trust**, is seeking to construct a 0.5-MW rated solar electric generation facility located at **424 Mendon St., Uxbridge, MA**. The facility shall be comprised of approximately 1000 solar modules, electrical inverters, and transformers with switchgear. The property is shown on the Town of Uxbridge Assessor's Map 14, Parcel 4215. The title to said land is recorded in the Worcester District Registry of Deeds Book 52534, Page 250; Property is located in a Residential C zone.
3. **FY17-01 Special Permit Applicant** - The Owner of record, **March Property Management, LLC/David Palumbo**, and the Applicant, **ZPT Energy Solutions, LLC/Brendan Gove**, and their representative, **Meridian Associates, Inc./Adam Christie** are seeking to construct a 3.0 Megawatt large-scale, ground-mounted solar photovoltaic installation solar farm. Property is located at **183 & 197 Providence St., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 51, Parcel 2052 & 1244. The title to said land is recorded in the Worcester District Registry of Deeds Book 36640, Page 268 & 272; Property is located in an agricultural zone.

III. BUSINESS

PH closed on July 13, 2016

1. **FY16-21 Definitive Subdivision Application** - The Owner/Applicant of record, **Rifleman Properties, LLC**, is seeking approval of a proposed subdivision entitled **Autumn Vista Definitive Subdivision** with twenty-four (24) proposed lots, total acreage of tract being approximately 34.5 acres. Property is located on **0 & 478 Blackstone Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 36, Parcels 124, 191, & 997. The title to said land is recorded in the Worcester District Registry of Deed Book 54559, Page 391 and Deed Book 17499, Page 131. Property is located in the Residential-C Zoning District.

UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, July 27, 2016 - 7:00 PM

- a. Vote to approve/disapprove the application and to endorse/not endorse the Decision.

PH closed on July 13, 2016

2. **FY16-24 Definitive Subdivision Application, Tucker Hill Estates** - The Owner of record, **TTK Real Estate/James Smith**, is seeking approval to create fifteen (15) single family residential building lots. Property is located on **70 Richardson Street Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 29, Parcels 1355. The title to said land is recorded in the Worcester District Registry of Deed Book 54245, Page 268. Property is located in a Residential-C zone.
 - a. Vote to approve/not approve the application and to endorse/not endorse the Decision

PH closed on July 13, 2016. Special Permit approved on July 13, 2016.

3. **FY16-29 Special Permit** – The applicant of record, **Robert and Kristina Stefanick**, 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 **83 and 89 Aldrich Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 45, Parcels 1015 and 1017. The title to said land is recorded in the Worcester District Registry of Deeds Book 46626, Page 392 and Deeds Book 46626, Page 392. Property is located in the Agricultural Zoning District.
 - a. Vote to endorse/not endorse the Decision as written

IV. MINUTES/MAIL/INVOICES

1. Throwbridge Acres –Engineering Review Deposit refund
2. Invoice(s)
3. 07/13/16 Meeting Minutes

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

1. 164 Providence Street –screening
2. Mountainview Estates –update
3. Gravel Permits –application & submittal requirements –incomplete renewal application request received for 175 South Street.
4. Draft the warrant article for the 2016 FATM: striking footnote #4, "*Said 300 feet of frontage is required on both streets of a corner lot in the Agricultural zoning district,*" from the Uxbridge Zoning Bylaws, Table of Dimensional Requirements.

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 10, 2016.

MEETING POSTINGS:

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.