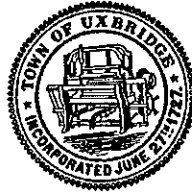


DEC 1 '16 PM 3:56

James Smith, Chair
Barry Desruisseaux, Vice Chair
Peter Pavao, Clerk
Joseph Leonardo, Member
Justin Piccirillo, Alternate Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, September 28, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, September 28, 2016**, at **7:00 P.M.** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair James Smith Vice Chair Barry Desruisseaux, Clerk Barry Peter Pavao, Member Joe Leonardo, Member Justin Piccirillo. Also present: Administrative Assistant Lynn Marchand

I. CALL TO ORDER

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

II. PUBLIC HEARING(S):

Continued from September 14, 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

MOTION I: to continue the Public Hearing made by Mr. Desruisseaux.
Motion was seconded by Mr. Leonardo.
Motion carried 5-0-0.

Continued from September 14, 2016

- 2. FY17-10 Definitive Subdivision** – The owners of record, **Mark W. & Debra A. Dunleavy**, and applicant, **TTK Real Estate, LLC**, are seeking approval for a Definitive Subdivision to construct fourteen (14) single family residential building lots in addition to the previously approved eleven (11) lots. Property is located on **Tucker Hill Estates, Phase II, 90 Richardson St, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 24B & 29, Parcel 3871 & A.P.O.1355. The title to said land is recorded in the Worcester District Registry of Deeds Book 46106 & 54245, Page 385 & 268. Property is located in a Residential-C zoning district.

MOTION I: to continue the Public Hearing made by Mr. Desruisseaux.
Motion was seconded by Mr. Leonardo.
Motion carried 5-0-0.

Continued from September 14, 2016

- 3. FY17-03, Cote Lane, Definitive Subdivision Application** - The Owner/Applicant of record, **Stage One Investors, LLC** is seeking approval of a seven (7) lot subdivision on a 490' cul-de-sac on a total acreage tract of 4.69 acres. Property is located on **Cote Lane, Uxbridge MA on the southerly side of Carney Street to the west of Marywood Street**. The property is shown on the Town of Uxbridge Assessor's Map 24A, Parcel 1434. The title to said land is recorded in the Worcester District Registry of Deeds Book 54575, Page 91; Property is located in Residential Zone A.



PLANNING BOARD MEETING MINUTES
September 28, 2016 continued

MOTION I: to continue the Public Hearing to November made by Mr. Desruisseaux.
Motion was seconded by Mr. Leonardo.
Motion carried 5-0-0.

III. BUSINESS

1. **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.

a. Passed over until the next meeting.

2. **FY17-09 Special Permit/Retreat Lot** – The applicant of record, **Mark W. & Debra A. Dunleavy**, are 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 **138 High Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 24B; Parcel 3817. The title to said land is recorded in the Worcester District Registry of Deeds Book 46106, Page 385. Property is located in a Residential-C zoning district.

Mr. Smith recused himself.

MOTION I: to endorse the Decision for the Special Permit for 138 High Street, Uxbridge, MA
Motion was seconded by Mr. Leonardo.
Motion carried 4-0-0.

Mr. Smith returned to the meeting.

IV. MINUTES/MAIL/INVOICES

1. 08/10/16 Meeting Minutes –passed over
2. 08/24/16 Meeting Minutes –passed over
3. 09/14/16 Meeting Minutes –passed over
4. Twelve(12) Invoices: Graves Engineering invoices for various projects –Mr. Desruisseaux signed and dated all invoices; authorized payment.

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

1. 85 Chestnut Street - Informal discussion re: definitive subdivision –
 - applicant not present
2. 164 Providence Street –screening
 - Mr. Leonardo stated he would look over the screening & document his observations
2. Mountainview Estates –update
 - Mr. Leonardo stated that curbing across the street had been installed to converge and divert the water.
3. FATM warrant articles: announce date of PH to discuss and vote favorable/unfavorable action on all planning related town warrant articles
 - Discussion was had and the date was set for October 19, 2016
4. Buxton St –screening/plantings
 - Discussion was had with the Building Inspector.



PLANNING BOARD MEETING MINUTES
September 28, 2016 continued

MOTION I: to have the Board members inspect the screening and make a determination to be sent to the Building Inspector made by Mr. Leonardo.
Motion was seconded by Mr. Piccirillo.
Motion carried 5-0-0.

- Mr. Desruisseaux recused himself
6. Autumn Vista Subdivision
 - a. Covenant
 - b. Endorsement of Mylars

MOTION I: to accept the Covenant and endorse the Mylars made by Mr. Leonardo.
Motion was seconded by Mr. Piccirillo.
Motion carried 4-0-0

Mr. Desruisseaux returned to the meeting.

7. Cobble's Knoll Subdivision
 - a. Covenant
 - b. Endorsement of Mylars

MOTION I: to accept the Covenant and endorse the Mylars made by Mr. Leonardo.
Motion was seconded by Mr. Desruisseaux.
Motion carried 5-0-0

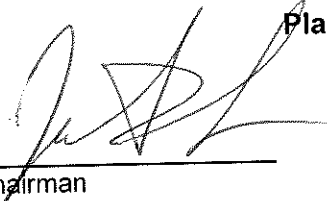
VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, October 12, 2016.

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

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

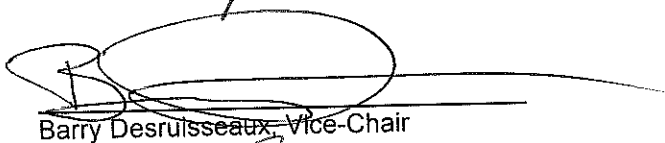
Planning Board Signatures



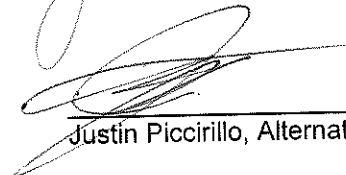
James Smith, Chairman



Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair



Justin Piccirillo, Alternate Member



Peter Pavao, Clerk

11-30-16

Date