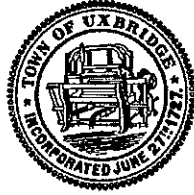


James Smith, Chair
 Barry Desruisseaux, Vice Chair
 Peter Pavao, Clerk
 Joseph Leonardo, Member
 Justin Piccirillo, Member



Received by
 Uxbridge
 Town Clerk

Uxbridge Town Hall
 21 South Main Street, Room 205
 Uxbridge, MA 01569
 508-278-8600 x2013 p
 508-278-0709 f

T/C

**PLANNING BOARD MEETING MINUTES
 WEDNESDAY, December 14, 2016**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, December 14, 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 Justin Piccirillo; Also present Administrative Assistant Lynn Marchand.

Absent: Member Joe Leonardo

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 November 30, 2016

- 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.

MOTION I: to continue the Public Hearing to December 28th made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 4-0-0.

Continued from November 30, 2016

- FY17-16, 124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Special Permit Application** - The Applicant of record are **Cumberland Farms, Inc.** and the owners of record, **Richard & Edward Riley, Lori & Scott Brady, Blackstone Realty, LLC, & Blackstone Realty, LLC** are seeking a **Special Permit** to raze the existing site and construct/operate a 4,786 square foot retail convenience store with automobile fillings stations; six (6) fueling stations/12 fueling positions including diesel. Properties are located on **124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Uxbridge, MA.** The properties are shown on the Town of Uxbridge Assessor's Map 304, Parcels 2966, 2967, 2964, & 2958. The titles to said land are recorded in the Worcester District Registry of Deeds Books 34960, 41846, 18685, & 20548 Pages 391, 394, 305, & 195; Properties are located in a Business zone.

MOTION I: to continue the Public Hearing to the 28th made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

III. BUSINESS

Public Hearing Closed November 9, 2016

- 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



**PLANNING BOARD MEETING MINUTES
December 14, 2016 continued**

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. Decision draft

The Board reviewed the list of waivers. They began to vote on the waivers individually but then rescinded until they did read all of the subsequent waivers. They discussed each one individually and then stated they wanted to speak to Andrews Engineering/the applicant for more information rather than denying some of the waivers without more information. Board did not approve waivers. Decision to be modified after waiver discussion.

MOTION: to withdraw earlier motions on the waiver list for King Street Estates made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

2. ANR 183 & 197 Providence St

A representative for the applicant, reviewed the ANR request to reconfigure the lots to better situate the solar panels on the previously approved solar project. No new lots were being corrected.

MOTION I: to endorse the ANR for 183 & 197 Providence St made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

3. Rogerson Commons/Crossing -passed over

4. Walnut Grove/Calvary Crossing, bond reduction request

- a. Bond amount as of October 2016
- b. General discussion

The Board reviewed Graves Engineering's comments.

MOTION I: to release \$139, 933.28 leaving a remaining Bond amount of plus or minus \$25,000 made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

5. Meadowbrook Knoll -Freedom's Way

- a. informal discussion regarding future application to add 2 additional lots

*The applicant asked that the Board allow extra time for the engineer to arrive.

Fred Shea of Shea engineering spoke to the Board regarding wanting to add 2 additional lots if the 50' right-a-way is allowed for use as frontage. The right-a-way should have been conveyed to the Town so the Town would have access to the land locked area that they owned.

The Board discussed the issues with the project as explained and what would have to happen first and what changes would need to be made. Some suggestions included first having the road would have to be done and accepted, come back before the Board with a private way off the cul-de-sac which would have to be overlaid with the cul-de-sac on it, then go for the 18' wide reground asphalt minimally and then create the frontage off that to create the lots.

The Board told the applicant they would need to file an 81X and show the Plan had not changed and ask the Board for an extension based on that. The applicant stated there had been lot line changes via ANR/81P. The Board stated they needed road acceptance before moving forward and to file for a modification for any changes. Applicant stated there was a bond in place.

6. Gravel Operations Review/Updates/Violations/General Discussion

175 South Street: The Board read and discussed the review from the site visit performed yesterday by Graves Engineering. All the documents submitted were reviewed individually by the Board and discussed. Also discussed was that final contours. Mr. Piccirillo stated he wanted language reflecting that



**PLANNING BOARD MEETING MINUTES
December 14, 2016 continued**

permit was only for gravel removal. Attorney Henry Lane arrived after discussion was had. He spoke with the Board briefly regarding the grades and current status.

775 Millville Road: Mr. Piccirillo stated he wanted to issue a request letter to the ZEO/Bldg Inspector to have him inspect and make a determination on the principal use of **775 Millville Rd.** as well as for **175 South Street.**

MOTION I: to write a letter to the Zoning Enforcement Agent (Officer) to make a site visit to 775 Millville Rd. & 175 South St. to make a determination of the principal use of both sites and to determine if gravel removal is occurring at 775 Millville Rd. with the determination to be made within 14 days made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

The Board stated they wanted both specifically properties listed on the next agenda.

7. Master Planning

Mr. Piccirillo stated there needed to be conversations with a lot of different people. He discussed a subcommittee or study group outside of the Planning Board. Mr. Desruisseaux said he had discussed this briefly with the Town Manager and felt a round table of Board and Dept, personnel (one member from each) to discuss the needs of the Town, what types of businesses and industry, where to put business, what areas need to be rezoned, what infrastructure needs to be provided, what is the return to the Town from proposed businesses. He stated that then they could go to the public with a more informed proposal from all pertinent Town Board and Departmental input inclusive of the benefits to the community as a whole. He stated we needed to be proactive rather than just reactive. Discussion has regarding funds that were available that were never acted upon. He stated the infrastructure issues need to be addressed for Town's current situation and needs as well as future expansions. Also discussed was Town owned properties that are undevelopable possibly being used for solar projects to earn money for the Town as well as using monies from current solar projects partly for savings to fix infrastructure rather than spending it all as it is a temporary income.

IV. MINUTES/MAIL/INVOICES

1. 09/14/16 Meeting Minutes -passed over
2. 10/19/16 Meeting Minutes -passed over
3. 11/09/16 Meeting Minutes -passed over
4. Invoices: no invoices

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *December 28, 2016.*

MOTION I: to adjourn by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures



PLANNING BOARD MEETING MINUTES
December 14, 2016 continued



James Smith, Chairman

Absent

Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair



Justin Piccirillo, Member

absent

Peter Pavao, Clerk

1-11-17

Date