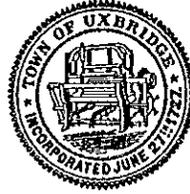


Joseph Leonardo, Chair
 James Smith, Vice Chair
 Barry Desruisseaux, Clerk
 Daniel Antonellis, Member
 Peter Petrillo, Member



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**Posted by
 Uxbridge
 Town Clerk**

**PLANNING BOARD MEETING MINUTES
 WEDNESDAY, JULY 23, 2014**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, July 23, 2014, at 7:00 P.M.** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair Joseph Leonardo, Vice Chair James Smith, Member Daniel Antonellis, Member Peter Petrillo, and Assistant Beth Pitman.

Absent: Clerk Barry Desruisseaux.

I. CALL TO ORDER

It being 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.

The Chair suggested that the Board pass over the agenda items that require Mr. O'Connell to speak to, and move onto the meeting minutes. **MOTION: I, Mr. Petrillo, move that the Board pass over Cobbler's Knoll, Blue Wave Solar Project, and Hecla Village Subdivision Field Change until Mr. O'Connell's arrival and review and approve previous meeting minutes. Seconded by Mr. Smith, the motion carried unanimously.**

V. MINUTES/MAIL/INVOICES:

Graves Engineering Invoice: 07/16/14 Hecla Village Oversight: The Chair signed the invoice in order to be processed and paid.

06/24/14 Meeting Minutes **MOTION: I, Mr. Petrillo, move that the Planning Board approve the 06/24/14 Meeting Minutes as written. Seconded by Mr. Smith, the motion carried 3-0-1. Mr. Antonellis abstained.**

06/25/14 Meeting Minutes **MOTION: I, Mr. Antonellis, move that the Planning Board approve the 06/25/14 Meeting Minutes as written. Seconded by Mr. Petrillo, the motion carried unanimously.**

07/14/14 Meeting Minutes **MOTION: I, Mr. Petrillo, move that the Planning Board approve the 07/14/14 Meeting Minutes as written. Seconded by Mr. Smith, the motion carried carried 3-0-1. Mr. Antonellis abstained.**

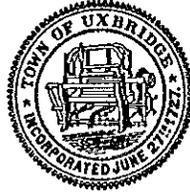
VI. ANY OTHER BUSINESS, which may lawfully come before the Board.

1. Central Massachusetts Regional Planning Commission (CMRPC): Planning Board Member Appointment: The Chair shared the request from CRMPC to appoint an FY '15 delegate from the Planning Board, and asked for volunteers and then if Mr. Antonellis would consider reappointment. **MOTION: I, Mr. Leonardo, nominate Mr. Antonellis to continue as the Planning Board FY 15 CMRPC delegate. JL nominate DA to continue to attend as PB member. Seconded by Mr. Petrillo, the motion carried unanimously.** The Assistant is to copy the Town Manager and the Board of Selectmen & TM on the reappointment.

II. PUBLIC HEARING(S):

1. **Cobbler's Knoll, Special Permit Decision (continued from June 11, 2014)** - The owner/applicant of record, FIKOW LLC, is seeking a Special Permit for an application for a preliminary subdivision plan approval. The property is located on 230 Chocolog Road and 255 Chocolog Road. The property has 60 proposed lots and is shown on the Town of Uxbridge Assessor's Map 39, Parcel 4254 and Map 44, Parcel 345. The undersigned's title to said land is derived from Patricia Turner and Nancy Turner Badger by deed dated February 7, 2014 and recorded in the Worcester District Registry of Deeds Book 52122, Page 321.

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The Chair read the July 23, 2014 letter from Steve O'Connell of Andrews Survey & Engineering, Inc., on behalf of the applicant, FIKOW LLC, requesting that the public hearing for Cobbler's Knoll Preliminary Subdivision & Special Permit be continued to the next regular scheduled Planning Board meeting. Andrews has been authorized to prepare an Abbreviated Notice of Resource Area Delineation (ANRAD) with the Uxbridge Conservation Commission and the continuance allows that process to commence.

Mr. Healy confirmed the Planning Board's receipt of the Conservation Commission request in serving as the "holder" of the Conservation Open Space as it relates to 230 and 255 Chocolog Road. The Chair confirmed that the request was received.

IV. SUBDIVISION RULES AND REGULATIONS: After brief discussion, the Board agreed to meet an hour before the next regularly scheduled meetings. The Chair asked the Admin to post for the workshop at 6p on August 13, 2014 and notify Mr. Dessruisseux.

III. BUSINESS

1. Blue Wave Solar Project Conditions of Approval: Steve O'Connell of Andrews Survey & Engineering, Inc. representing BlueWave Capital LLC on this project. As they look to get underway, BlueWave has concerns about the wording on Conditions #4 and #8 in the Special Permit Decision. Mr. O'Connell read Condition #4, interpreting that the open space will be either landscaped or vegetated. BlueWave was concerned that outside the areas of the array that they would be prohibited from doing vegetative maintenance that is necessary to not have shade on the solar arrays. If the Board agrees, then the wording could be modified projecting that intention. The Chair stated that solar panels must have sunlight at all times in order for the power generation. Furthermore that maintenance should not be the removal of existing vegetation, but that the vegetation maintenance is permitted to ensure that no shading occurs and that they maintain the trees and shrubs accordingly. Mr. O'Connell elaborated that the southern boundary is the focus of this request, and that it be clear that things are clear cut needlessly. This request is based upon maximum exposure of sunlight to the panels.

MOTION: I, Mr. Petrillo, move that the Planning Board change the explanation of Condition #4 to what is as written in the July 16, 2014 Approval and to read as follows:

"All land area not devoted to ground mounted solar photovoltaic generation panels, electrical transmission and distribution equipment, buildings, structures, storm water management, parking or access drives, and not required to be cleared, trimmed or maintained for access of the project to solar insolation as determined by the Applicant, shall be designated as permanent open space and shall be landscaped and/or left in a natural vegetated state, as may be determined by the Special Permit Granting Authority."

Seconded by Mr. Smith, the motion carried unanimously.

Furthermore, Condition #8 stated that the parcel may not be divided without Special Permit and includes a type. Mr. O'Connell brought the ANR before the Board a few meetings ago, but has waited to have it registered until the Board is comfortable with this and has adjusted this Condition. There is a pilot tax agreement in discussion now with the Town, as a revenue source that does not impact Town services.

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MOTION: I, Mr. Antonellis, move that the Planning Board change the explanation of Condition #8 to read as amended and follows:

“Map 35 Parcel ____ dedicated to the solar panels may not be further subdivided or reduced without modifications to the Special Permit.”

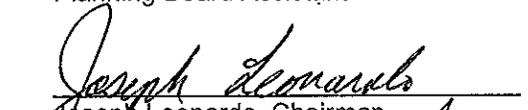
Seconded by Mr. Smith, the motion carried unanimously.

2. Hecla Village Subdivision (15 Bailey Street) Field Change: Steve O'Connell of Andrews Survey & Engineering, Inc. representing the builder noted that field changes in regard to drainage are being requested based upon observations made during construction. The slope has been changed and a catch basin has been added to the end of the cul de sac. Graves Engineering has reviewed the proposed field changes and endorses it.

MOTION: I, Mr. Antonellis, move that the Planning Board accept the grading change and few structural changes that have been proposed to the Hecla Village subdivision. Seconded by Mr. Petrillo, the motion carried 3-0-1. Mr. Smith recused himself and abstained.

At 7:39pm, MOTION by Mr. Petrillo to adjourn the meeting. Seconded by Mr. Antonellis, the motion carried unanimously.

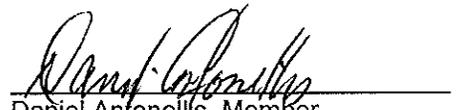
Respectfully submitted,
Beth A Pitman
Planning Board Assistant



Joseph Leonardo, Chairman



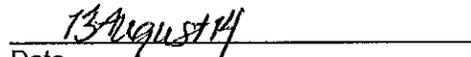
James Smith, Vice-Chair



Daniel Antonellis, Member

Peter Petrillo, Member

Barry Desruisseaux, Clerk



Date

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