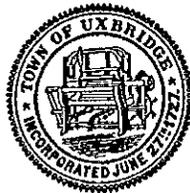


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



SEP 25 '14 PM 1:08
Uxbridge Town Hall
21 South Main Street, Room 203
Uxbridge, MA 01569
508-278-8600 x2013 p
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Posted by
Uxbridge
Town Clerk

**PLANNING BOARD MEETING MINUTES
WEDNESDAY, AUGUST 13, 2014**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, August 13, 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, and Assistant Beth Pitman.

Absent: Clerk Barry Desruisseaux and Member Peter Petrillo.

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.

II. PUBLIC HEARING(S):

1. **Cobbler's Knoll, Special Permit Decision (continued from July 23, 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.

Steve O'Connell of Andrews Survey & Engineering, Inc., representing the Applicant, restated that the Applicant is pursuing an ANRAD with the Conservation Commission. Mr. O'Connell presented a letter granting a continuance of the Public Hearing to the next meeting date. A resident expressed his concern of his property line on the west side of the northern part of the proposed development being surveyed incorrectly. The Chair stated that the resident needed to bring this to the attention of the engineer of record. **MOTION: I, Mr. Smith, move that the Board continue the Public Hearing for Cobbler's Knoll to the next scheduled Planning Board meeting. Seconded by Mr. Antonellis, the motion carried unanimously.**

III. BUSINESS

1. ANR: 629 Hartford Avenue East: Steve O'Connell of Andrews Survey & Engineering, Inc., representing the owner, stated that the owner is looking to split the property. It is understood that the second lot is not in compliance with zoning bylaws and the owner plans to apply to the ZBA for a variance. The Board had brief discussion. **MOTION: I, Mr. Smith, move to accept the division on land at 629 Hartford Avenue East as submitted, and endorse the mylar plan and application. Seconded by Mr. Antonellis, the motion carried unanimously.**
2. ANR: Depot Street (Mass Electric/New England Power): George Watson of Robinson & Cole LLP, representing Massachusetts Electrical and New England Power presented the ANR plan of specific parcels (noted on the plan) that will be conveyed to Conservation of approximately 34 acres. **MOTION: I, Mr. Smith, move that the Board accept the ANR for the plan of land off Depot Street in Uxbridge as submitted by The BSC Group on behalf of New England Power Company and Massachusetts Electric plan dated September 5, 2013 revised date of August 1, 2014, and endorse. Seconded by Mr. Antonellis, the motion carried unanimously.**
3. LOT RELEASE: Deere Run/Sedum Lane: The Chair stated that the Board has letters from the Fire Chief, the DPW, and Conservation that things are reasonably in order with the except of the dirt at the top of the hill, and congratulated Mr. Pitts for keeping on top of things. **MOTION: I, Mr. Smith, move that the Board accept the Certificate of Release of Lots of Lot #2 for the subdivision plan Deere Run in Uxbridge Massachusetts. Seconded by Mr. Antonellis, the motion carried unanimously.**
4. CONSTRUCTION UPDATE: Rogerson Commons Townhouse Development: Steve O'Connell of Andrews Survey & Engineering, Inc., on behalf of The Renaud Companies, provided the Board with a

ORIGINAL



PLANNING BOARD MEETING MINUTES
WEDNESDAY, AUGUST 13, 2014 continued

brief history of the project. Construction work has commenced on the property via access from North Garden Street through an easement over the Providence & Worcester rail line. Bridge construction will start shortly after the conveyance of the property. The Chair stated that he walked the property and doesn't have concerns. **MOTION: I, Mr. Smith, move that the Board write a letter recognizing that construction has begun prior to the expiration of the Special Permit. Seconded by Mr. Anontellis, the motion carried unanimously.**

IV. SUBDIVISION RULES AND REGULATIONS: The Board has begun reviewing the rules and regulations in posted workshop meetings, the first held on August 13, 2014.

V. MINUTES/MAIL/INVOICES:

07/23/14 Meeting Minutes **MOTION: I, Mr. Smith, move that the Planning Board approve the 07/23/14 Meeting Minutes as written. Seconded by Mr. Antonellis, the motion carried unanimously.**

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

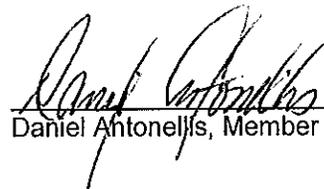
1. BlueWave Capital LLC update: The Chair stated that at the last meeting the Board discussed the BlueWave Solar Project Conditions of Approval and made a motion to change the verbiage of 2 conditions per the request for the solar project on 363 Quaker Highway. **MOTION: I, Mr. Smith, move that the Board accept the modification to the order of conditions, specifically relating to the clearing of land relating to the maintenance of the solar project. Seconded by Mr. Antonellis, the motion carried unanimously.**

At 7:30pm, **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



Daniel Antonellis, Member



James Smith, Vice-Chair

Peter Petrillo, Member

Barry Desruisseaux, Clerk

10 September 14

Date