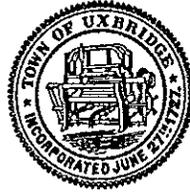


Joseph Leonardo, Chair
 James Smith, Vice Chair
 Barry Desruisseaux, Clerk
 Daniel Antonellis, Member
 Peter Petrillo, Member



Uxbridge Town Hall
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 Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
 WEDNESDAY, DECEMBER 10, 2014**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, December 10, 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, Clerk Barry Desruisseaux, Members Daniel Antonellis, and Assistant Beth Pitman.

Absent: Member Peter Petrillo.

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):

- 1. FY15-07 164 Providence Street, Special Permit Application** - The Representative of record, Andrews Survey & Engineering, LLC, on behalf of the Applicant of record, Clean Energy Collective, and the Owner of record, David E. Bessette, is seeking a Special Permit for a large scale ground mounted solar electrical generating facility. The property is located at 164 Providence Street, and is shown on the Town of Uxbridge Assessor's Map 51, Parcels 2881, 2841, and 2768. The title to said land is recorded in the Worcester District Registry of Deeds Book 17166, Page 274; in Business.

Steve O'Connell of Andrews Survey & Engineering, Inc., representing the Applicant, Mr. O'Connell presented the Special Permit application, stating the intent of a 2.0 megawatt ground mounted solar facility, divided over multiple parcels; new legislature only allows for 1.0 megawatt per parcel; existing grades on the site will remain the same; small isolated wetland on site; project went before Conservation on December 1, 2014, with favorable feedback; continued to the next Conservation meeting for the MA DEP #. Discussion included identifying McDonald's on the map; reviewing the existing vegetative screening; highest project visibility is traveling on Rt. 146 North; back property line is wooded; installation of screening (fencing and/or vegetation), especially if abutters along Providence Street have concerns; reflectiveness of panels; side setbacks of twenty-five (25) feet not disturbing existing vegetative growth and underbrush; and, need to subdivide the property, based on a new State regulation of one (1) megawatt per parcel.

The Chair opened the Public Hearing to the public, asking if abutters or residents wished to speak.

An unidentified man asked about the life expectancy of the solar panels and if Applicant is required to appear before the Board if they choose to renew the lease. The Chair responded the expectancy is twenty (20) to twenty-five (25) years; noted that all materials will be removed at the end of the lease, as a condition of the Board decision; and, Applicant is not required to come back before the Board if the lease is renewed.

Mike Moulton, 109 Providence Street, pointed out his parcel (along South East property line), and is most concerned about having some sort of screening as an abutting parcel is currently being cleared. Mr. O'Connell agreed to add vegetative screening along that property line.

An unidentified man asked if deer will be able to go thru the property. Mr. O'Connell commented that there will be a fence, six (6) to seven (7) feet high, so it's unlikely.



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MOTION: I, Mr. Desruisseaux, move that the Planning Board close the Public Hearing for 164 Providence Street Special Permit. Seconded by Mr. Smith, the motion carried, 4-0-0.

MOTION: I, Mr. Desruisseaux, move that the Planning Board approve the Special Permit for 164 Providence Street with the following special conditions: 1) approval of a Vegetation Planting Plan of a row of Leland Cyprus, at fifteen (15) foot maximum spacing, four (4) to six (6) feet in height, staggered, along the South East, East, and North East property lines (along Providence Street); 2) plantings are maintained for the duration of the lease; 3) all materials are removed when lease expires or terminates; and, 4) prior to applying for an occupancy permit from the Building Inspector, the Applicant must notify the Planning Board to schedule a post-construction evaluation of vegetation. Seconded by Mr. Antonellis, the motion carried, 4-0-0.

Mr. Smith recused himself from the FY15-08 Woodland Park Definitive Subdivision Plan Public Hearing.

2. **FY15-08 Woodland Park, East Street, Application for Definitive Subdivision Plan** - The Owner/Applicant of record, Omega Financial Services LLC, is seeking a Definitive Subdivision located at 340 East Street, Uxbridge, MA. The property has seven (7) proposed lots on approximately 13.4 acres and is shown on the Town of Uxbridge Assessor's Map 36, Parcel 3895. The title to said land is recorded in the Worcester District Registry of Deeds Book 51609, Page 83; in Residential-C zone.

Steve O'Connell of Andrews Survey & Engineering, Inc., on behalf of the Applicant, introduced the proposed seven (7) lot subdivision; gave subdivision locus, across from existing subdivision on Conestoga Drive; reminded the Board of recent approval for five (5) ANR lots, shown on plan, four (4) already being developed; site has high ground water but is relatively flat; traditional drainage system design with infiltration basin; serviced by Town water; went before Conservation Commission for ANR lots, and will file for the subdivision lots; AT&T fiber optic easement traverses the property from East to West; no traffic impacts expected; soil testing done on all lots for septic; Graves Engineering is currently reviewing the plan. The following waivers are being requested: 1) §4.A.4.D Dead End Street: 50 (fifty) foot right of way as land beyond subject parcel is occupied by existing residential dwellings and unlikely to ever be extended; 2) §5.C.8 Street and Roadway Specifications: sloped granite curbing proposed replacement with Cape Cod berm throughout subdivision as its repair cost is lower than granite; and, 3) §5.G Standard Cross Section: pavement width of twenty-six (26) feet to twenty-four (24) feet wide paved roadway is sufficient for development size. Discussion included modified Cape Cod berm throughout with granite curbing at radius and catch basins; curbing on Conestoga is also Cape Cod berm and vertical sidewalk; sidewalk also planned; property falls within No Blast Zone; amount of legal frontage for Lot 2 is on East Street, all setbacks are met; all other lots have frontage on Kempton.

The Chair asked if abutters or residents wished to speak.

David Balanca, 360 East Street, asked why development is called 340 East Street. Mr. O'Connell stated that the Assessor hasn't assigned it an address yet, and 340 was the largest abutting tract of land. Mr. Balanca asked the following additional questions: 1) What will be done about water that forms along Kempton and floods Kempton & East Street? Mr. O'Connell stated that the Applicant is not obligated to divert water from public roads, but all water will be contained onsite. 2) What about the trench along East Street that handles water into culvert? Mr. O'Connell stated that house being built on Lot 3 is maintaining the trench. 3) Is anyone looking at Town water given all new homes, which is low to start with? Mr. O'Connell commented that the DPW will provide comments on that, which haven't been received yet. Discussion continued to include For Sale sign for the subdivision; development of lots. 4) How far away does the Applicant have to be from AT&T fiber optic? Mr. O'Connell commented that there is not a required distance; have avoided working near it. 5) How deep are planned ponds? Mr. O'Connell stated that they will be very shallow, maybe up to a person's calf. 6) Does property border Millville? Mr. O'Connell noted that a portion of the property borders Millville; unknown owner of parcel. 7) Does the plan use up all the available land? Mr. O'Connell confirmed that it does with the exception of two (2) unknown owners of parcels.



PLANNING BOARD MEETING MINUTES
WEDNESDAY, DECEMBER 10, 2014 continued

Coleman Nee, 195 Chocolog Road, asked how much of the land will be cleared; and, what percent of the land is restricted for this development by a bylaw. Mr. O'Connell commented that the plan shows an estimated amount of clearing; the individual land owners will determine how to treat their lot; and, there are no restrictions for this development with the exception of the wetlands.

Mr. Antonellis asked who determines the street address. Mr. O'Connell stated the Post Office and/or Town Assessor should determine address.

Mark Stacy, 312 East Street, has water on property due to poor initial design; asked if this plan design will divert water onto his property; concerned about the water table and if wetlands will shift with new construction; existing issues with water pressure; issue with construction beginning at 7am on Saturday; condition of road with all construction activity; all lots meet sixty (60) % requirement. Mr. O'Connell stated that he will talk to the builder about the difference in heights; septic system is dictating the height (build up) of the parcel as it must be 4' above ground water; expect comments from Graves and DPW; early morning construction is a building department issue, but the Board decision can impose hours of operation that are enforceable typically Monday thru Friday 7a – 5p and Saturday 8a – 12p; will do his part; all lots meet requirements.

Mr. Balanca additionally asked about any open green space; if all utilities underground; proposed street name estimated price range for houses; after houses are built, if have water (flooding) problem who to contact. Mr. O'Connell commented that all utilities (water, electric, telephone, cable) are underground; there is no designated green space as a requirement of the plan, but the wetlands and the easement provides a nice buffer of green space; Jundy Court is proposed street name; first house is for sale at \$419k, which will set market price going forward; recourse for damage from overflow should be addressed to DPW; potential of a plugged or collapsed pipe.

Mr. Antonellis asked what obligation the DPW has to ensure that people on their water lines get sufficient pressure; could DPW state they're unable to support this subdivision. The Chair stated that is their obligation of the DPW as an enterprise fund as residents pay for water; no different than private well owner; it's possible that DPW could make that comment and potentially delay the project. Discussion continued of DPW review and approval of street construction to release the Applicant's required bond; Kettle Hill Estates plan included DPW pipe shut off and replacement that could help provide additional water access.

MOTION: I, Mr. Desruisseaux, move that the Planning Board continue the Public Hearing for the Woodland Park Definitive Subdivision Plan Application to January 14, 2015 meeting. Seconded by Mr. Antonellis, the motion carried, 3-0-0.

Mr. Smith rejoined the meeting.

III. BUSINESS

1. SPECIAL PERMIT DECISION: 230 and 255 Chocolog Road, Cobbler's Knoll
 - a. Review and Endorse

The Chair stated that the Decision has been reviewed, drafted, and only needs to be signed by Board members.

2. PRELIMINARY SUBDIVISION APPROVAL: 230 and 255 Chocolog Road, Cobbler's Knoll
 - a. Review and Endorse

The Chair commented the same action is to be taken with the Preliminary Subdivision Approval as with the Special Permit Decision.



PLANNING BOARD MEETING MINUTES
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3. VEGETATION/PLANTING PLAN APPROVAL: Special Permit 15 Buxton Street
 - a. Review and Endorse

The Board reviewed the vegetation plan. Discussion included staggering of the plantings for both 15 Buxton and Commerce Street; plans need to be modified to show staggering. No other action was taken or needed.

4. VEGETATION/PLANTING PLAN APPROVAL: Special Permit 62 & 74 Commerce Street
 - a. Review and Endorse.

The Board reviewed the vegetation plan. Discussion included staggering of the plantings for both 15 Buxton and Commerce Street; plans need to be modified to show staggering. No other action was taken or needed.

5. ANR: 230 Chocolog Road
 - a. Review and Endorse.

Mr. O'Connell on behalf of the Applicant FIKOW displayed a revised ANR plan dated 11/12/14 for Planning Board endorsement; the purchaser of Lot 5 has requested more land, which is being taken from the back of Lots 3 and 4. The Chair commented that ANR meets the sixty (60) % of upland of required area and doesn't see anything detrimental. No further questions were asked by the Board.

MOTION: I, Mr. Desruisseaux, move that the Planning Board endorse the ANR for 230 Chocolog Road for FIKOW LLC Assessor Map 44 Parcel 345 with revision date of November 12, 2014. Seconded by Mr. Smith, the motion carried, 4-0-0.

6. COVENANT RELEASE: Rogerson Commons/Crossing
 - a. Release of Covenant from 1988 subdivision (currently Rogerson Crossing neighborhood)

Steve O'Connell of Andrews Survey & Engineering, Inc. on behalf of the Applicant noted that the Applicant's attorney is working on the Covenant.

7. FINDING OF MINOR MODIFICATION TO SPECIAL PERMIT DECISION: Rogerson Commons/Crossing
 - a. Discussion.

The Chair explained the minor modifications; noted that he read the letter from Benn Sherman/DPW, agreeing that it's acceptable. Steve O'Connell of Andrews Survey & Engineering, Inc. on behalf of the Applicant noted that the Applicant's attorney noted loop of water is added from Homeward Avenue to meet condition of the subdivision decision; requesting that the steel bridge be replaced with a timber bridge; by agreeing to minor changes (construction changes) includes that abutters do not need to be notified.. Mr. Smith asked if Town Counsel should review this. Mr. Desruisseaux commented that it's only changing the type of bridge, not the location of the bridge.

MOTION: I, Mr. Desruisseaux, move that the Planning Board accept the minor construction changes for a timber bridge and that the water loop come from Homeward Avenue up to the Town Sewer easement. Seconded by Mr. Smith, the motion carried, 4-0-0..

8. ANNUAL REPORT
 - a. Discussion

The office will create the Annual Report with the Chair.

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



**PLANNING BOARD MEETING MINUTES
WEDNESDAY, DECEMBER 10, 2014 continued**

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

1. ANR: 255 Chocolog Road, Southwick Cemetery

Steve O'Connell on behalf of the Applicant FIKOW shared an ANR plan that had been approved at Fall Annual Town Meeting for the Historical Cemetery Committee to maintain the Southwick Cemetery on behalf of the Town; has 2.04 acres with 400 feet of frontage.

MOTION: I, Mr. Desruisseaux, move that the Planning Board endorse the ANR of division of land for 255 Chocolog Road owned by FIKOW LLC, plan dated December 10, 2014, and Lot 1 and Parcel A are non-buildable lots. Seconded by Mr. Smith, the motion carried, 4-0-0.

V. MINUTES/MAIL/INVOICES

10/08/14 Workshop Meeting Minutes **MOTION: I, Mr. Desruisseaux, move that the Planning Board approve the 10/08/14 Workshop Meeting Minutes as written. Seconded by Mr. Smith, the motion carried 4-0-0.**

10/08/14 Meeting Minutes **MOTION: I, Mr. Desruisseaux, move that the Planning Board approve the 10/08/14 Meeting Minutes as written. Seconded by Mr. Smith, the motion carried 4-0-0.**

10/22/14 Workshop Meeting Minutes **MOTION: I, Mr. Desruisseaux, move that the Planning Board approve the 10/22/14 Workshop Meeting Minutes as written. Seconded by Mr. Antonellis, the motion carried 3-0-1, Mr. Smith abstained.**

10/22/14 Meeting Minutes **MOTION: I, Mr. Desruisseaux, move that the Planning Board approve the 10/22/14 Meeting Minutes as written. Seconded by Mr. Antonellis, the motion carried 3-0-1, Mr. Smith abstained.**

11/12/14 Meeting Minutes **MOTION: I, Mr. Desruisseaux, move that the Planning Board approve the 11/12/14 Meeting Minutes as written. Seconded by Mr. Antonellis, the motion carried 4-0-0.**

11/18/14 Meeting Minutes **MOTION: I, Mr. Smith, move that the Planning Board approve the 11/18/14 Meeting Minutes as written. Seconded by Mr. Antonellis, the motion carried 3-0-1, Mr. Desruisseaux abstained.**

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

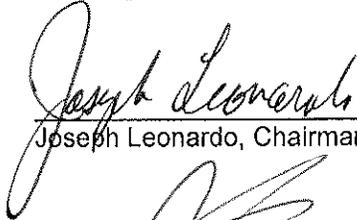
The Chair updated the Board that he received a letter from Sheryl Romasco on behalf of the Historic Cemetery Committee in regard to the cemetery on Mountainview Road. Access has not been provided to the cemetery; the house has been built; a small vehicle cannot get around the large rock. The Chair will do a site visit and update the Board after that.

At 8:41pm, **MOTION** by Mr. Desruisseaux to adjourn the meeting. Seconded by Mr. Smith, the motion carried 4-0-0.

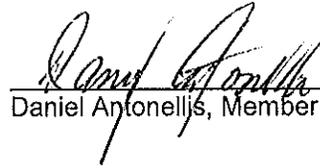


PLANNING BOARD MEETING MINUTES
WEDNESDAY, DECEMBER 10, 2014 continued

Respectfully submitted,
Beth A Pitman
Planning Board Assistant



Joseph Leonardo, Chairman

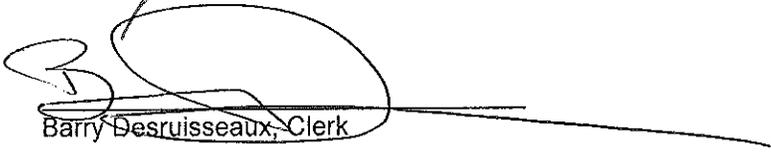


Daniel Antonellis, Member

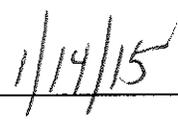


James Smith, Vice-Chair

Peter Petrillo, Member



Barry Desruisseaux, Clerk



Date