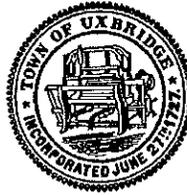


T/C

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



Received by
Uxbridge
Town Clerk

Uxbridge Town Hall
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Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, AUGUST 12, 2015**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, August 12, 2015, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair Joseph Leonardo, Vice Chair James Smith, Clerk Barry Desruisseaux, Member Peter Petrillo and Member Daniel Antonellis; Administrative Assistant Lynn Marchand.

Absent:

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. **Continued from July 22, 2015 - FY15-08 - 164 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.

Mr. Smith was recused.

- a. Update from Steve O'Connell for Andrews Engineering: He stated that they are still working on a proposal for the Town Manager and Board of Selectmen to address the water pressure issue. On behalf of the applicant, a 60-day letter of extension to the period in which the Planning Board needs to take action was submitted. In the letter was also a request to continue the Public Hearing.

Entered into record:

- b. Extension Letter
- c. Peer Review Response #3
- d. Graves Review #4
- e. Written comments from Fire Chief regarding Subdivision name: opposed to the name of the subdivision as there is already a Woodland Road in town. He expressed his concern that the name would cause confusion and possible delays for Emergency Services.
- f. Invoice #31605 from Graves for peer review #4 was paid

MOTION I: to continue the Woodland Park Public Hearing to the next Planning Board meeting on August 26th made by Mr. Desruisseaux and seconded by Mr. Petrillo . Motion carried 4-0-0

Mr. Smith returned to the meeting.

2. **Continued from July 22, 2015 - FY15-14 Cobbler's Knoll, 255 Chocolog Rd, Application for Definitive Subdivision Plan.**

The Owner/Applicant of record, FIKOW, LLC, is seeking a Definitive Subdivision located at 255 Chocolog Road, Uxbridge, MA. The proposed development will create fifty-one (51) single family residential building lots on approximately 116.25 acres and is shown on the Town of



**PLANNING BOARD MEETING MINUTES
AUGUST 12, 2015 continued**

Uxbridge Assessor's Map 39, Parcel 4254. The title to said land is recorded in the Worcester District Registry of Deeds Book 52122, Page 321; Property is located in an Agricultural zone.

- a. Update from Steve O'Connell for Andrews Engineering: Mr. O'Connell stated that they were very close to revising the stormwater system to keep it on the applicant's side of the property. On behalf of the applicant, a 30-day letter of extension to the period in which the Planning Board needs to take action was submitted. In the letter was also a request to continue the Public Hearing.
- b. Peer Review Fees: A check was submitted for the Peer Review fees.

MOTION I: to continue the Cobbler's Knoll Public Hearing to the next Planning Board meeting on August 26th made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 5-0-0

3. **Continued from July 22, 2015 -FY15-15 Rogerson Crossing, Definitive Subdivision Modification Application.** The Owner/Applicant of record, Rogerson Crossing Realty Trust, is seeking approval of a proposed subdivision shown on a plan entitled: Rogerson Crossing Definitive Subdivision Plan by Heritage Design Group dated July 16, 2007, revised through August 15, 2008 being land bounded as follows: On the north by Herman W. Lavallee, Jr. & Constance Lavallee & Richard Lavallee; on the east by the Mumford River; on the south by various owners along Homeward Avenue; and on the west by Gertrude Larkin and the Providence & Worcester Railroad; Number of lots proposed being 2, total acreage of tract being 52.99 acres, more or less. Said plan has evolved from a Definitive Subdivision approved by the Uxbridge Planning Board and recorded in the Worcester Registry of Deeds in Book 43227, Page 132. Title to said land is derived from Edward K. Renaud by deed dated April 28, 2015 and recorded in the Worcester Registry of Deeds Book 53646, Page 389 and said land is free from encumbrances. Property is located in Residential Zone A.

- a. The Chair explained that Town Council had said that due to the Extension Act, which Rogerson Crossing qualified under, that the Planning Board could not refuse to sign the Mylars if the Plans submitted were the same as submitted circa 2007/08. Graves engineering reviewed the Plans submitted and compared them to the copy originally submitted and determined they were the same except for the approved conditions that were added which the applicant must follow.

Chair stated that the Certificate of Approval would be available for viewing at the Town Clerk's office. Mr. O'Connell stated the Covenant would also be signed at the time of the signing of the Mylars. Because the application was a Modification for a Definitive Subdivision, the 20-day appeal period would be in effect.

- b. Received proposed Certificate of Approval submitted by Andrews Survey with additional language added by the Planning Board
- c. Graves Review received 7/31/15
- d. Received: electronic copies of original Special Permit Decision and Definitive Subdivision approval. Hard copies are on file in master project folder.

MOTION I: to close the public hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

MOTION I: to approve the Modification as proposed and to sign the Mylars after the 20-day appeal period was made by Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0

The Planning Board signed the Certificate of Approval for Rogerson Crossing.

4. **FY16-01 Special Permit Applicant** - The Owner/Applicant of record, Clean Energy Collective, is seeking to construct a solar facility located at 189 Mendon St., Uxbridge, MA. The proposed project is to



**PLANNING BOARD MEETING MINUTES
AUGUST 12, 2015 continued**

construct a 1/0-MW rated solar electric facility. The facility shall be comprised of approximately 2,500 330-watt solar modules, string inverters, and one (1) 13.8-kV 1 MA transformers with switchgear. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 3753. The title to said land is recorded in the Worcester District Registry of Deeds Book 50954, Page 329; Property is located in an Agricultural zone.

- a. Steve O'Connell for Andrews Survey & Engineering, representing the applicant, Clean Energy Collective, asking for a Special Permit to construct a ground mounted solar facility; up to a 2 megawatt system: Mr. O'Connell gave a history of the property stating it was known as the "Fairground" or the "Flats". It is located on Rt. 16 on the Mendon side of town next to the American Polish Hall. The property was used agriculturally and was a cornfield for approximately 40 years.

He stated it would be a short connection to the 3-phase circuit on Rt. 16. No tree clearing required to perform construction but would like to clear some trees on the southern portion for shade impacts. This would fall under Conservation's jurisdiction. The applicant currently has pre-approval by National Grid. Final approval is pending upon local approvals.

Mr. O'Connell stated that storm water calculations indicated that no storm water facilities would be required. DEP's latest guidelines stated that solar panels should be considered impervious but should be modelled in a stormwater model as unconnected. Water will be clean water so no treatment is needed. He stated no mitigation would be need to meet peak run-off requirements. Conservation requested that they submit a storm water report; a copy of which will be given to the Planning Board.

Site access: through the existing gate. A gravel access path will be put within the perimeter of the fence to allow for vehicles.

The solar project is in a flood plain. The low end of the panel will be above the 100-year flood elevation. Flood storage loss from the panel posts should be able to be managed with compensatory storage; removal of ground material just outside the flood plain on the property.

Discussion was had regarding fencing, gating, and screening and the challenges due to the slope and topography of the area; site is lower than the road. Dense row of 6ft Eastern Red Cedar, which can grow up to 18ft tall, was planted in 3 areas as well as the natural screening growing in the area. There is an erosion control area. Entire area will be fenced in.

Abutter questions re: what would be seen and heard as well as health concerns. Mr. O'Connell described project in more detail, the materials used for the solar project, and stated there would be no noise from the equipment. He also directed the abutter to the Clean Energy Collective website to get additional information. Mr. O'Connell stated it would take approximately 3 months or less to complete depending on the weather. He stated Clean Energy Collective would be responsible for maintenance and that the solar field is monitored remotely. The life span of the solar panels is approximately 25-40 years.

Chair stated that one of the conditions will be that if the 25 year lease is not renewed/extended that the company will be required to put the land back to its original state.

MOTION I: to continue the Public Hearing to August 26th was made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0

5. FY16-02 Kettle Hill Estates Definitive Subdivision Modification Application - The Owners of record, Kenneth & Louise Redding, are seeking to modify a previously approved Definitive Subdivision Plan, from eleven (11) lots to (4) lots and maintain a private roadway. Property is located on 442



**PLANNING BOARD MEETING MINUTES
AUGUST 12, 2015 continued**

Blackstone St., Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 31, Parcel 3497. The title to said land is recorded in the Worcester District Registry of Deeds Book 6855, Page 135; Property is located in Residential-C Zone

- a. Steve O'Connell from Andrews Survey & Engineering representing the applicant: He described the modification as going from 11 lots to 4 lots. It would utilize the existing driveway and widen it to 18ft. He stated there is a large paved area at the top of the hill for emergency vehicle turnaround. He said they had received a Certificate of Compliance from the Conservation Commission as it is not in the 100 ft buffer zone.
- b. Written comments from Fire Chief: Due to the short length of the road, he is okay with a maintained, year-round, hammerhead as opposed to the full cul-de-sac providing it will be the same dimensions as previously approved for Sedum Lane.
- c. Graves Engineering reviewed Kettle Hill Estates
- d. Discussion was had regarding stormwater management.

Chair opened the meeting to comments from abutters. One abutter expressed concern regarding his well and the installation of septic systems in the proposed subdivision. Mr. O'Connell explained that State and Local requirements mandate septic leach fields be at least 100 ft. away from private wells. Septic design must be completed and approved by the Board of Health.

MOTION I: to close the Public Hearing made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 5-0-0

Discussion was had regarding approval conditions: homeowner must be made aware, private in perpetuity, maintenance of roadway, snow removal, fees, and right of passage.

Chair stated he did not want any homeowner to erect an obstruction on their fee-simple-side; 18ft width has to remain open in perpetuity. Mr. O'Connell stated that the wording in the deed is very important; fee in road will be conveyed with each lot. The property is owned by one person now and when all deeds are prepared, all parties will have right of passage/right of re-passage. Chair stated that would be part of the conditions.

MOTION I: to approve the modification to Kettle Hill Estates made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 5-0-0

The Planning Board signed the Certificate of Approval for Kettle Hill Estates.

III. BUSINESS

1. Town Engineering Firm:

MOTION I: to keep Graves Engineering at the Town's Engineering firm for another 3 years made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 5-0-0

2. Down East/Tabor Road: Graves site visit report. Short review. No major updates
3. Hammond Estates/Waterman Way: DPW's final review and determination of completeness

Chair asked Board members to take a drive to view Waterman Way –Hammond Estates. Matter will be conditioned to a meeting to August 19th at 5:00 on Wednesday evening.



**PLANNING BOARD MEETING MINUTES
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4. ANR – 40 Williams Street. Mr. O'Connell, for the applicant, stated it was a 3-acre lot. Request to cut out a lot is being in order for a family member lot to build a house. Property is located on the west side of Williams St.

MOTION I: to endorse the ANR for the division of land on 40 Williams Street, Assessor's Map 16 Lot 2825 made by Mr. Desruisseaux and seconded by Mr. Smith. Motion carried 5-0-0

5. ANR – 70 Richardson Street. Mr. Smith recused himself.
Mr. O'Connell, for the applicant: Described the property. Applicant is proposing 5 new ANR conforming lots with remaining land having access. All of the lots conform to the contiguous upland requirements. Soil testing was done and will sustain septic systems. Wetland was flagged by wetland scientist and located by instrument survey to insure accuracy.

MOTION I: to endorse the ANR division of land on Richardson Street done by Andrews Survey & Engineering, Map 29 Parcels 1355, 2127, made by Mr. Desruisseaux and seconded by Mr. Antonellis. Motion carried 4-0-0

IV. SUBDIVISION RULES AND REGULATIONS

1. Stormwater Bylaw:

V. MINUTES/MAIL/INVOICES

1. 07/08/12 Meeting Minutes:

MOTION I: to approve the minutes of 07/08/15 as written made by Mr. Desruisseaux and seconded by Mr. Antonellis. Motion carried 4-0-0

2. 07/22/2015 Meeting Minutes:

MOTION I: to approve the minutes of 7/22/15 as written made by Mr. Smith and seconded by Mr. Antonellis. Motion carried 3-0-0

VI. ANY OTHER BUSINESS that can lawfully come before the Board.

1. Planning Board FY 2015 Activity Report: Board reviewed and signed.

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, AUGUST 26, 2015

1. At approximately 8:31 P.M., Mr. Desruisseaux made a motioned to adjourn. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant



PLANNING BOARD MEETING MINUTES
AUGUST 12, 2015 continued

Planning Board Signatures

Joseph Leonardo

Joseph Leonardo, Chairman

Daniel Antonellis

Daniel Antonellis, Member

James Smith

James Smith, Vice-Chair

Peter Petrillo

Peter Petrillo, Member

Barry Desruisseaux

Barry Desruisseaux, Clerk

Sept 9, 2015

Date