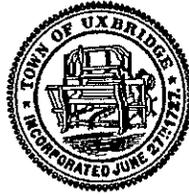


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



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

**PLANNING BOARD MEETING MINUTES
WEDNESDAY, SEPTEMBER 9, 2015**

ORIGINAL

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, September 9, 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.

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 August 12, 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: Mr. O'Connell stated the attorney was dealing with directly with the Town Manager and appropriate department heads. He asked for a continuance to the next Planning Board meeting on September 23rd.

Discussion was had regarding the deadline to act date of October 21st; A letter of extension is needed by the next Planning Board meeting.

MOTION I: to continue the Public Hearing to September 23rd made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 4-0-0.

Mr. Smith returned to the meeting.

2. **Continued from August 12, 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 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 they were having ongoing dialogue with Graves; may do additional soil testing in areas of some basins that were relocated in response to abutters' concerns. Revised Plans will be sent to Graves when completed. Mr. O'Connell asked for a continuance.

SEP 24 '15 AM 8:58

**Received by
Uxbridge
Town Clerk**



**PLANNING BOARD MEETING MINUTES
SEPTEMBER 9, 2015 continued**

Discussion was had regarding the deadline to act date of October 23rd; A letter of extension is needed by the next Planning Board meeting.

MOTION I: to continue the Cobbler's Knoll Public Hearing to the next Planning Board meeting on September 23rd made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0

3. **Continued from August 12, 2015 -FY16-01 Clean Energy Collective/Special Permit applicant, 189 Mendon Street** - 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 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. Update from Steve O'Connell for Andrews Engineering: Mr. O'Connell stated they are waiting on soil analysis at the request of the Conservation Commission; testing the soil condition from historical uses/possible contamination from flood waters from upstream mills.

MOTION I: to continue the Public Hearing to September 23rd made by Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

III. BUSINESS

1. Rogerson Crossing: Mr. O'Connell, representing the applicant, submitted the return receipt cards from the Certificate of Approval abutter notifications that were mailed.

Chair stated the 20-day appeal period had past and a blank Covenant had been drafted.

Mr. O'Connell submitted the Mylars.

Discussion was had regarding the Covenant and endorsement process.

It was stated that the Building Department requested a paper or electronic copy of the signed plans.

MOTION I: to endorse the Mylars for Rogerson Crossing after the completed Covenant has been submitted to the Board made by Mr. Desruisseaux. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

IV. SUBDIVISION RULES AND REGULATIONS

V. MINUTES/MAIL/INVOICES

1. 08/12/15 Meeting Minutes

MOTION I: to approve 8/12/15 Meeting Minutes, as written, made by Mr. Desruisseaux. Motion was seconded by Mr. Smith. Motion carried 5-0-0.

2. 08/19/15 Meeting Minutes

MOTION I: to approve 8/19/15 Meeting Minutes, as written, made by Mr. Smith. Motion was seconded by Mr. Petrillo. Motion carried 4-0-1. Mr. Desruisseaux was not present at the 8/19/15 meeting.

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



PLANNING BOARD MEETING MINUTES
SEPTEMBER 9, 2015 continued

1. Retreat Lots: Discussion was had regarding requirements, description, language, and fees of proposed warrant article on retreat lots.

2. Abutter comments:

a. Peter Demers: requested that when the Planning Board is conducting public hearings that they should be mindful to ask if there are any comments from those in attendance. He expressed frustration at the repeated continuances of public hearings and lack of new information; projects dragging on for years. He asked if there were time limits on project continuances.

Chair explained the process, deadline to act, extensions and some reasons for continuances. He stated the reason for short continuances vs longer ones is to avoid delays and to prevent accidental constructive approval if the extension period is passed without action by the Board.

b. Michael Healy: He expressed his opinions regarding incomplete requirements vs a new application/resubmitted with new plans.

Board stated they are waiting on plans for Cobbler's Knoll, Vice Chair suggested calling the Planning Office prior to a meeting to see if a continuance will be sought or if there is new information available. Abutter stated he had done so but often didn't get any new information. Mr. Desruisseaux stated that often the Board will only receive new information at the meeting or five minutes before. He stated that the Board will actually request the continuance at those times in order to allow time to adequately review the new information before discussion.

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, SEPTEMBER 23, 2015

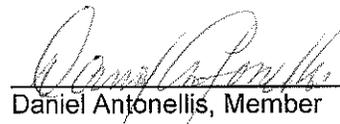
1. At approximately 7:47 P.M., Mr. Desruisseaux made a motioned to adjourn.
Motion was seconded by Mr. Smith. Motion carried 5-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

Planning Board Signatures


Joseph Leonardo, Chairman


Daniel Antonellis, Member


James Smith, Vice-Chair


Peter Petrillo, Member


Barry Desruisseaux, Clerk


Date