

Town of Uxbridge
Planning Board
21 South Main St.
Uxbridge, MA 01569
(508) 278-8603

Received by
Uxbridge
Town Clerk

DECISION
SPECIAL PERMIT APPLICATION - APPROVED
68 Henry Street, Uxbridge, MA
Case No. FY 17-06 Countryside Associates, LLC

Date:	September 14, 2016
Name of Applicant:	Countryside Associates, LLC
Address of Applicant:	6900 Wisconsin Avenue, Suite 700 Chevy Chase, MD 20815
Owner:	Countryside Associates, LLC
Location of Property:	68 Henry Street
Assessors Map/Parcel:	Map 20, Parcel 2517
Site Plan Dated:	October 28, 2015 Rev. 5/2/16, 7/8/16, 8/12/16, 8/17/16
Engineer or Land Surveyor	Andrews Survey & Engineering, Inc.
Zoning District:	Industrial Zoning District Waucantuck Mill Adaptive Reuse Overlay District

APPLICANT/OWNER OF RECORD:

The Owner/Applicant of record, Countryside Associates, LLC, submitted an application for a Special Permit to construct 12 residential townhomes and associated paving, earthwork, utility, and stormwater construction pursuant to the Uxbridge Zoning Bylaws, Section 400-40 on property located at 68 Henry Street, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 20, as Parcel 2517. The title to said land is recorded in the Worcester District Registry of Deeds, Book 50688, Page 298. The property is located in an Industrial zoning district and within the Waucantuck Mill Adaptive Reuse Overlay District.

FY 17-06 Countryside Associates Special Permit

BACKGROUND:

The application for a Special Permit to construct a 12 residential townhomes with associated paving, earthwork, utility, and stormwater construction was received and duly filed with the Town Clerk. The application was forwarded to various Town Departments and Boards/Committees. Abutters were notified via certified mail.

It is hereby certified by the Planning Board of the Town of Uxbridge, Massachusetts that at a duly called meeting of the Board, a public hearing, properly posted and advertised, was opened on August 24, 2016. Following the public hearing on August 24, 2016, the public hearing was closed.

DECISION:

Following a review of all materials and testimony on September 14, 2016, the Board voted to approve the Special Permit based on the filings, conditions and waivers noted herein.

FILINGS upon which the decision is based:

- 1) Application for Special Permit, submitted July 21, 2016, and containing application forms and checklists, deeds, ownership data and a stormwater management report dated October 28, 2015, and revised July 8, 2016.
- 2) Plans drawn by Andrews Survey & Engineering Inc. dated October 28, 2015, rev. 5/2/16, 7/8/16, 8/12/16, 8/17/16.
 - Cover Sheet C-1.0
 - Legend, Abbreviations & General Notes C-2.0
 - Existing Conditions Plan C-3.0
 - Demolition Plan C-4.0
 - Site Layout & Materials Plan C-5.0
 - Topographic and Utility Plan C-6.0
 - Construction Details C-7.0
 - Erosion and Sediment Control Plan C-8.1
 - Erosion and Sediment Control Plan C-8.2
- 3) Operations and Maintenance Plan dated October 29, 2015, rev. May 2, 2016.
- 4) Watershed Map Existing Conditions D-2.0 (August 3, 2016, rev. 8/17/16)
- 5) Watershed Map Proposed Conditions D-3.0 (August 31, 2016)
- 6) Correspondence from Graves Engineering dated August 10, 2016.
- 7) Correspondence from Andrews Survey & Engineering dated July 21, 2016.
- 8) Correspondence from Graves Engineering dated August 24, 2016.
- 9) Correspondence from James Legg, Wastewater Operations Supervisor dated August 15, 2016.
- 10) Correspondence from Justin Piccirillo dated August 27, 2016.

FINDINGS:

In granting the Special Permit and evaluating the criteria pursuant to the Uxbridge Zoning Bylaws, Section 400-40, the Board approved the construction of 12 townhome residences and associated paving, earthwork, utility, and stormwater construction, with the following conditions and waivers.

1. The Applicant shall comply with all applicable laws, regulations and permit conditions required by the Uxbridge Conservation Commission, Board of Health, Fire Department, Building Department, Department of Public Works, and all other departments and agencies for this project.
2. Within 60 days of the date of this decision, the Applicant shall record this Special Permit at the Worcester County District Registry of Deeds and provide evidence thereof to the Planning Board. Failure to do so shall render this special permit null and void.
3. Development and construction shall be in compliance with the application and plans submitted and any change shall require approval by the Planning Board and the Department of Public Works.
4. In accordance with MGL Chapter 40 A § 17, this Special Permit shall lapse in two years if construction has not begun by such date except for good cause.
5. All signage shall be breakaway


WAIVERS:

1. Section 400-40 G.2 Dimensional Regulations – 5' parking setback
The applicant requested a waiver to reduce this requirement to 3 feet. The Board finds that this waiver will allow on-site guest parking and reduce the need for on-street parking without any adverse impact on neighbors and grants this waiver.

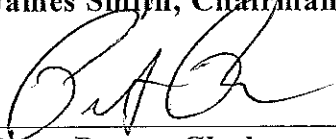
DECISION
SPECIAL PERMIT APPLICATION - APPROVED
68 Henry Street, Uxbridge, MA
Case No. FY 17-06 Countryside Associates, LLC

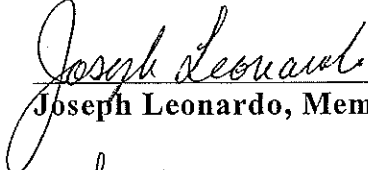
SAID SPECIAL PERMIT APPROVAL IS GRANTED PURSUANT TO M.G.L. CHAPTER 40A. APPEALS FROM THIS DECISION SHALL BE MADE PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 40A.

UXBRIDGE PLANNING BOARD:



James Smith, Chairman

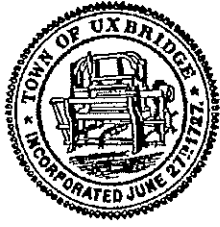
Barry Desruisseaux, Vice-Chairman

Peter Pavao, Clerk

Joseph Leonardo, Member

Justin Piccirillo, Member

Date



Town of Uxbridge
Planning Board
21 South Main Street
Uxbridge, MA 01569
(508) 278-8600, ext 2013

DECISION
SPECIAL PERMIT APPLICATION - APPROVED
68 Henry Street, Uxbridge, MA
Case No. FY 17-06 Countryside Associates, LLC

Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk. A copy of this decision has been filed with the Town Clerk on _____

I hereby certify that twenty (20) days has elapsed from the date this decision was filed and no appeal has been filed in this office.

A true copy: ATTEST

Town Clerk/Assistant Town Clerk
(Town Seal Affixed)

Date _____
Town of Uxbridge