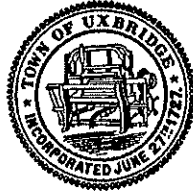


James Smith, Chair  
Barry Desruisseaux, Vice Chair  
Eli Laverdiere, Clerk  
Joseph Leonardo, Member  
Barry Hauck, Member



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  
May 22, 2019**

**REC'D UXB TOWN CLERK  
2019 JUN 27 AM 11:00**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, May 22, 2019, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

**Present:** Chair, James Smith; Vice Chair, Barry Desruisseaux; Clerk, Eli Laverdiere; Member, Joseph Leonardo; Member, Barry Hauck.

**Also:** Town Planner, Michael Gallerani and Administrative Assistant, Lynn Marchand

**I. CALL TO ORDER**

**II. PUBLIC HEARINGS**

*Continued from May 8, 2019, PH opened on 9/12/18*

1. **FY19-03, Definitive Subdivision Application – The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of a Definitive Subdivision Plan to create 23 Residential Building Lots, Elmdale Estates and (1) parcel of land, which is not to be considered a building lot, to be served by the extension of Old Elmdale Road and the creation of two roadways having a total centerline length of 2,375± linear feet. Property is located on 0 Old Elmdale Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residential A Zone.**

a. Request for continuance to the next meeting.

*\*See Motion under Public Hearing #2*

*Continued from May 8, 2019, PH opened on 9/12/18*

2. **FY19-04 Exportation Application Exportation Application - The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of an Exportation Permit to perform earthwork with project design results/volume estimate to be 621,381 cubic yards of cut, 35,640 cubic yards of fill with a net result of 585,741 cubic yards of cut. Property is located on 0 Old Elmdale Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172. Property is located in Residential A Zone.**

a. Request for continuance to the next meeting

**MOTION I: to continue items 1 & 2, for ARIS Group, to the next meeting on June 12<sup>th</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

*Continued from May 8, 2019, PH opened on April 10, 2019*

3. **FY19-22, Definitive Subdivision Application - The Owners of record, Gerald W. Baker Jr. & Robert S. Baker are seeking a Definitive Subdivision Approval to construct a two (2) lot subdivision on a private 40' right-of-way road with the proposed street name of Colonel Baker Lane. The two (2) lots on the subdivision roadway will total approximately 2.76 acres. Property is located on 111 Rivulet Street, Uxbridge MA and is shown on the Town of Uxbridge Assessor's Map 12C, Parcel 2524. The title to said land is recorded in the Worcester Registry of Deeds Book 11000 Page 48; Property is located in the Residence C zone.**

Mr. Stephen O'Connell of Andrews Engineering addressed the Board. He discussed the revised plans and peer review reply comments for both Graves Engineering and DPW and described changes made in response to abutter comments. He outlined and described the following to the Board: changing the proposed right of way from 40' to 50 so no waiver was needed, moving the storm water basin away



**PLANNING BOARD MEETING MINUTES  
May 22, 2019 continued**

from abutter properties, proposed plantings along the abutter property lines, waivers, perk test witnessed by the BOH and that they did not encounter groundwater up to 10' deep, soil testing for the drainage basin, and moving the road slightly. Two abutters spoke to the application regarding the water/drainage, asked about evergreens, and expressed concern regarding mosquitoes due to the drainage basin. Mr. O'Connell stated evergreens would be used and also that the basin drainage would be standard; less than 72 hours to drain. Utilities being overhead or unground will be to be determined by the final developer and utility company. Pressure in existing water main is unknown and Mr. O'Connell stated that a jockey pump could be added into the house if needed. The Board asked questions and had discussion regarding the existing vegetation, the waivers, revisions, and the reply comments.

**MOTION I: to close the public hearing to June 12<sup>th</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**MOTION II: to grant the waiver made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**III. BUSINESS**

*Mr. Desruisseaux recused himself.*

*PH opened on January 9, 2019 & closed on May 8, 2019*

1. **FY19-15 Definitive Subdivision Application** - The Owner of record, **1025-1045 Quaker Highway Realty Trust**, is seeking a **Definitive Subdivision Approval** to construct a **five (5) lot industrial subdivision** including the construction of a roadway with grading, drainage, and utilities. Property is located on **1025 & 1045 Quaker Highway, Uxbridge MA**. The property is shown on the Town of Uxbridge Assessor's Map 56, Lots 2117 & 2853. The titles to said land are recorded in the Worcester Registry of Deeds Books 52700 Pages 79; Property is located in the Industrial Zone.
  - a. Decision draft.

The Board reviewed the decision draft. The Board discussed road construction hours of operation; Monday thru Friday 6:00 am to 8:00 pm with no Sunday or holiday work.

The Board removed the deed restriction condition. The Board modified one of the Conditions to read as follows: "The existing decision, including reduced construction requirements, shall not be valid beyond the lots approved herein. Development and construction shall be in compliance with the application and plans submitted and any change to the number, shape, and size of lots or extension of the roadway shown on the plan require approval by the Planning Board and/or the Department of Public Works."

The Chair read each waiver into record the Board voted on the waivers individually.

**MOTION I: to approve the waiver of location and alignment made by Mr. Hauck. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.**

**MOTION II: to grant the waiver from the requirement of vertical granite curbing at intersections, rounding, and okay to use modified cape cod berm throughout the subdivision with the exception of at the catch basins and the intersection roundings at the existing entrance at Quaker Highway are constructed with modified cape cod berm made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.**

**MOTION III: to grant the waiver from not less than one (1) sidewalk, which is not less than five (5) feet in width, shall be constructed on one (1) side of the street and sidewalk shall abut street with vertical bituminous concrete or sloped granite as the applicant requests a waiver from this requirement to have no sidewalk as there is currently no sidewalk on Quaker Highway and this will be an industrial subdivision made by Mr. Leonardo. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.**



**PLANNING BOARD MEETING MINUTES**  
**May 22, 2019 continued**

**MOTION IV: to accept the Decision of Approval with the following changes, Line Item (Condition) 12 to be deleted, the construction hours were added, and there was a change to item 18 that we discussed made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.**

*Mr. Desruisseaux returned to the meeting.*

*Mr. Hauck recused himself.*

**2. ANR application, Crownshield Ave/Ledgemere V**

Mr. Jeff Stefanik of G&H Engineering addressed the Board regarding the ANR to create 5 Lots from the existing 3 Lots. The Board reviewed the 2 surety/bonds related to the roadway and infrastructure.

**MOTION I: to endorse the ANR for Crownshield, Ledgemere V made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.**

*Mr. Hauck returned to the meeting.*

**3. FY19-14, Eber Taft Road –Road Improvement site plan review**

- a. 4/29/19 Graves Review #2
- b. 1/18/19 DPW Review #1
- c. Town Counsel's comments regarding public road status

A brief dialogue was had regarding the previous report of the tires being cleaned up on the property. Discussion was had regarding the road construction engineering reviews and inspections, to be performed by Graves Engineering and DPW, with the applicant submitting/maintaining a peer review deposit with the Town. The Board commented on the informal discussion the Eber Taft Road improvement plan, the public hearing required by the subdivision rules and regulations for public unimproved ways, and the need for a covenant and bond/surety. The Board asked that the engineer attend the next meeting to provide additional information of their client was seeking from the Planning Board at this time.

**4. Forefront, solar, Newell Rd/S. Main St./Depot St.**

- a. 5/8/19 Graves review
- b. Construction change review/determination

Representing the applicant, Ms. Juliet Caplinger of TRC addressed the Board. She stated during the surveying process the owner requested that they remove the panels from the gravel road driveway in the southern part of the site/Kurzon portion. She reviewed the changes on the submitted revised site plan. Discussion was had regarding a possible cemetery on the property. The Board stated the changes to the layout were minor construction changes.

**MOTION I: to approve the construction change of the layout of the solar panels made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**5. Buffum Rd. Uxbridge/Maple Street, Douglas**

- a. Informal discussion

Representing the applicant, Mr. Richard Gosselin of Spatial Data & Design, he stated the property owner would like to divide the land to leave each of her children. The property was described as being in two Towns, that they tried to make each of the Lots comply with both Douglas and Uxbridge zoning, that the portions in Uxbridge are too small to ever be Lots, the possibility of a Retreat Lot.

The Board suggested changing the Lot lines to meet the requirements or apply under the Retreat Lot Bylaw. Also discussed were zoning requirements and that Douglas signed off on the ANR. It was noted that the Douglas PB had not dated the ANR Decision.



**PLANNING BOARD MEETING MINUTES**  
**May 22, 2019 continued**

*Mr. Smith recused himself.*

**6. Tucker Hill Estates**

- a. Graves Engineering's construction estimate
- b. Surety/Triparty Agreement reduction request

The Board reviewed Graves construction estimate and had no issues with the reduction amount.

**MOTION I: to reduced the revised total construction estimate bond to \$102,492 as written by Graves Engineering for Tucker Hill Estates Phase I made by Mr. Leonardo. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.**

*Mr. Smith returned to the meeting.*

**7. ANR application, 62 Capron Street**

- a. Request for waiver of the application fee

Mr. Gallerani gave the Board a summary of the proposed division of land. Discussion was had regarding the possible proposed uses, the configuration of the Lots, parking/creating a non-conforming Lot, and pros and cons of various usages.

**MOTION I: to waive the fee for 62 Capron Street made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

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

Mr. Hauck discussed proposed Stormwater regulations to be sponsored by the PB.

**V. MINUTES/MAIL/INVOICES**

1. 03/13/19 Meeting Minutes –passed over
2. 04/10/19 Meeting Minutes –passed over
3. 04/24/19 Meeting Minutes –passed over
4. 05/08/19 Meeting Minutes –passed over
5. Invoices (over \$600) –Chair signed multiple invoices

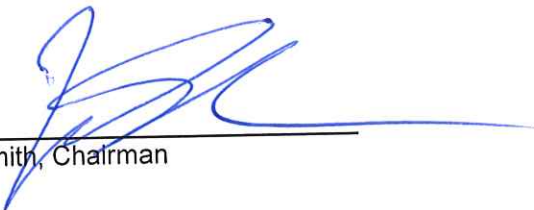
**VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, June 12, 2019**  
**ANY OTHER BUSINESS, which may lawfully come before the Board**

**MOTION I: to adjourn made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0. The Meeting adjourned at approximately 9:07 p.m.**




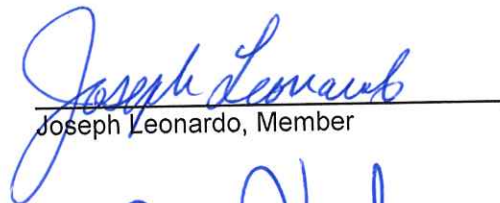
PLANNING BOARD MEETING MINUTES  
May 22, 2019 continued

Planning Board Signatures

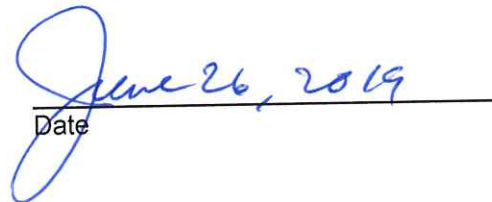
  
James Smith, Chairman

Barry Desruisseaux, Vice-Chair

  
Eli Laverdiere, Clerk

  
Joseph Leonardo, Member

  
Barry Hauck, Member

  
Date