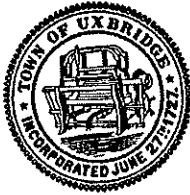


James Smith, Chair  
Barry Desruisseaux, Vice Chair  
Eli Laverdiere, Clerk  
Joseph Leonardo, Member  
Barry Hauck, Member



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 8, 2019**

**REC'D UXB TOWN CLERK  
2019 JUN 27 AM 10:59**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, May 8, 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**

\*The Vice Chairman requested that certain items be taken out of order; Articles 13 and 18. The Chairman granted the request.

**II. PUBLIC HEARINGS**

*Continued from April 24, 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.**

*\*See Motion under Public Hearing #2*

*Continued from April 24, 2019, PH opened on 9/12/18*

2. **FY19-04 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.**

**\* MOTION I: to continue public hearings 1 & 2 both for Elmdale to our next meeting made by Mr. Desruisseaux Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

*Mr. Desruisseaux recused himself.*

*Continued from April 24, 2019, PH opened on January 9, 2019*

3. **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. 03/29/19 Reply to Graves review
  - b. 03/29/19 Revised Plans
  - c. 03/29/19 Revised storm water management



**PLANNING BOARD MEETING MINUTES**  
**May 8, 2019 continued**

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering reviewed the application details and the 4/29/19 Graves Engineering 2<sup>nd</sup> peer review. Discussion was had regarding Graves, review and information needed from DPW. Mr. Gallerani stated he would follow up with DPW. No members of the public spoke to the application.

**MOTION I: to close the public hearing on 1025 & 1045 Quaker Hwy. made by Mr. Laverdiere.**  
**Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.**  
*Mr. Desruisseaux returned to the meeting.*

*Continued from April 24, 2019, PH opened on April 10, 2019*

4. **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.

**MOTION I: to continue the public hearing for Gerald Baker to the next meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

*Continued from April 24, 2019*

5. **FY19-23, Special Permit Application** - The Owner/Applicant of record, **Campanelli Uxbridge II LLC**, is seeking a **Special Permit** pursuant to UZBL 400-20. The project consists of a proposed approximately 132,300 s.f. (not including mezzanine space) greenhouse and processing center on a portion of Lot 2. Lot 2 is currently 16.7 Ac. and will be subdivided to create a 6.4 acre lot (Lot 2A) for the development. The proposed establishment will consist of two approximately 55,600 s.f. greenhouses with one 21,000 s.f. processing center between the greenhouses. The site features will include 68 vehicular parking spaces and two loading docks. Utilities will be provided from Campanelli Drive and will include sewer, water, gas, electric and communications. The project includes a storm water management system designed in accordance with DEP's Stormwater Management Handbook. As shown in the attached Stormwater Management Report the project will incorporate many Best Management Practices (BMPs), which will include deep sump catch basins, subsurface and surface infiltration/detention basins, and a long term pollution prevention operations and maintenance program for the entire site. Property is located on **100 Campanelli Drive, Lot 2 in the Campanelli Business Park**. The property is shown on the Town of Uxbridge Assessor's (formerly) Map 28, Parcel 1746. The title to said land is recorded in the Worcester Registry of Deeds Book 60079 Page 373; Property is located in the Industrial Zone-B.

Mr. David Kelly, of Kelly Engineering, discussed the peer review comments and reply letter. He stated that the remaining comments were minor and could be incorporated into the Decision language. He discussed the progression of the design, minor adjustments, and the reconfiguring of the Plan. Mr. Kelly stated he received late today a memo from the "project review team" from March 7<sup>th</sup> which he stated was part of the building permit process which were not germane to site plan review. He discussed the draft Decision language as well as changing the Plan to show the ability to provide 16 additional parking spaces, noting that they do not need it and will not built them as they feel the existing 69 proposed parking spaces were adequate to service the needs of the business based on the employee count. He also reviewed the Conditions of Approval. No members of the public wished to comment on the application.



**PLANNING BOARD MEETING MINUTES**  
**May 8, 2019 continued**

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

*\*made after opening and closing the public hearing for #6, FY19-24.*

**MOTION II:** to endorse and grant the Special Permit Application FY19-23, for Campanelli Uxbridge II LLC, their respective successors and assigns for use and development of the property identified as Lots 2A, located on Campanelli Drive with current address of 100 Campanelli Drive, Uxbridge, MA., with Finding #7, that the Board finds that the application, with Conditions, meets each of the required traffic, environmental, community, and fiscal standards as stated in Findings 1-6. The Planning Board also finds that the application, with Conditions, as a whole, substantially conforms to the intent of the Bylaws and proposes an appropriate and beneficial development to the site. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

*Continued from April 24, 2019*

6. **FY19-24, Importation Application - The Owner/Applicant of record, Campanelli Uxbridge II LLC,** is seeking an **Importation Permit** for importation of earth materials for project construction and will import approximately 5000 cubic yards of structural fill and pavement subgrade. Property is located on **100 Campanelli Drive/Lot 2, of the Campanelli Business Park.** The property is shown on the Town of Uxbridge Assessor's (formerly) Map 28, Parcel 1746. The title to said land is recorded in the Worcester Registry of Deeds Book 60079 Page 373; Property is located in the Industrial Zone-B.

No members of the public wished to speak to the application.

**MOTION I:** to close the public hearing the importation application for Campanelli Uxbridge II LLC made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.

**MOTION II:** grant the Importation Permit to Campanelli Uxbridge II, LLC for 100 Campanelli Drive made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.

### **III. BUSINESS**

*Public Hearing closed April 10, 2019*

1. **FY18-17MOD Special Permit Application Modification - The Owner/Applicant of record, Medline Industries, Inc. c/o MRE UMA LLC,** is seeking a **Special Permit Modification** to raise the finish floor elevation by 4 feet with no change to the use, building design, parking, or impervious areas. Property is located on Lots 1 and 4 of **612 & 626 Douglas Road (Route 16) and 600 High Street, Uxbridge MA.** The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 1746 & 3589 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Book 59237 Page 347; Property is located in the Industrial Zone-B.
- a. Decision draft

The Board reviewed the Decision draft for Medline Industries. It was stated that the language was almost the same as the original Decision except for the modification requested of raising the finish floor elevation by 4 feet and the truncation of the Findings language; referencing the original findings.

**MOTION I:** to endorse the Special Permit Modification for major non-residential project for Lots 1 and 4 for Medline Industries Inc. grant the Special Permit made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.



**PLANNING BOARD MEETING MINUTES**  
**May 8, 2019 continued**

*\*made after approval of the Special Permit and the Importation Permit for Campanelli II LLC*

2. **FY19-25. Storm Water Permit Application - The Owner/Applicant of record, Campanelli Uxbridge II LLC**, is seeking a **Storm Water Permit**. The project consists of a proposed approximately 132,300 s.f. (not including mezzanine space) greenhouse and processing center on a portion of Lot 2. Lot 2 is currently 16.7 Ac. and will be subdivided to create a 6.4 acre lot (Lot 2A) for the development. The proposed establishment will consist of two approximately 55,600 s.f. green houses with one 21,000 s.f. processing center between the greenhouses. The site features will include 68 vehicular parking spaces and two loading docks. Utilities will be provided from Campanelli Drive and will include sewer, water, gas, electric and communications. The project includes a storm water management system designed in accordance with DEP's Stormwater Management Handbook. As shown in the attached Stormwater Management Report the project will incorporate many Best Management Practices (BMPs), which will include deep sump catch basins, subsurface and surface infiltration/detention basins, and a long term pollution prevention operations and maintenance program for the entire site. Property is located on **100 Campanelli Drive, Lot 2 in the Campanelli Business Park**. The property is shown on the Town of Uxbridge Assessor's (formerly) Map 28, Parcel 1746. The title to said land is recorded in the Worcester Registry of Deeds Book 60079 Page 373; Property is located in the Industrial Zone-B.

**MOTION I: to grant the Storm Water Management Permit for Campanelli II LLC , 100 Campanelli Drive made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

3. **FY18-18A Importation Renewal Application, Campanelli Industrial Park; Campanelli Uxbridge II LLC.**

a. Permit draft

**MOTION I: to grant the renewal application made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

4. **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

**–passed over to the next meeting**

5. **High Ridge Estates**

a. Informal discussion

David Aldridge, a commercial real estate broker from Worcester, asked the Board about a previously approved/never developed project and proposed uses for the property. Discussion was had regarding the overlay district, introduction of an over 55-community development, the nearby development of Juniper Hills, and that the street would have to be private as it could never meet the grade due to excessive ledge in the area.

Discussion was had regarding density that would be allowed. It was suggested that it could be rezoned to business as the property was serviced by water, sewer, and gas and was surrounded by businesses.

6. **King Street Estates (Ricca Way)**

a. Lot Release request

A brief discussion was had. It was stated that the final Lot would be held for surety and that the road would be built to better specs than was originally approved. Owner/developer will be living on one of the properties.

**MOTION I: to release Lots 2 and 3 for King Street Estates made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**



PLANNING BOARD MEETING MINUTES  
May 8, 2019 continued

IV. ANY OTHER BUSINESS, which may lawfully come before the Board  
MINUTES/MAIL/INVOICES

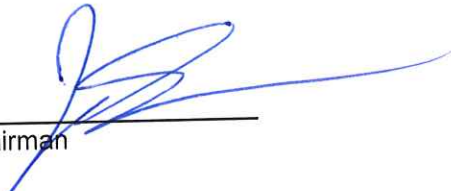
1. 04/03/19 Executive Session Meeting Minutes  
MOTION I: to endorse the Minutes of the Joint Executive Session for Wednesday April 3, 2019 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.
2. 03/13/19 Meeting Minutes –passed over
3. 04/10/19 Meeting Minutes –passed over
4. 04/24/19 Meeting Minutes –passed over
5. Invoices (over \$600)

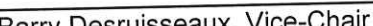
V. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, May 22, 2019

MOTION I: to adjourn the meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. The Chair declared the meeting adjourned.

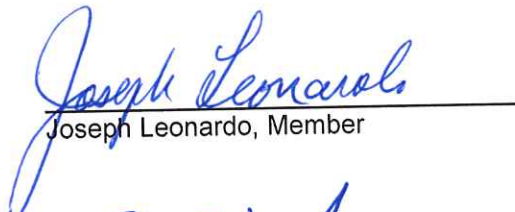
The Meeting was adjourned at approximately 8:00 p.m.


Planning Board Signatures

  
James Smith, Chairman

  
Barry Desruisseaux, Vice-Chair

  
Eli Laverdiere, Clerk

  
Joseph Leonardo, Member

  
Barry Hauck, Member

  
Date