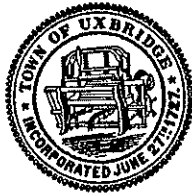


James Smith, Chair
Barry Desruisseaux, Vice Chair
Eli Laverdiere, Clerk
Joseph Leonardo, Member
Barry Hauck, Member



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

**PLANNING BOARD MEETING MINUTES
WEDNESDAY
April 24, 2019**

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

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, April 24, 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.

Absent: 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; Business Item #7, Articles 13 and 18. The Chairman granted the request.

II. PUBLIC HEARINGS

***This agenda item was heard after Business Item #7, Articles 13 & 18.
Continued from April 10, 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.**

****MOTION I: to continue Public Hearing 1 & 2 both for ARIS Group to the next meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0**

Continued from April 10, 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. 02/20/19 Graves Review

****Motion to continue is listed under Public Hearing #1**



PLANNING BOARD MEETING MINUTES
April 24, 2019 continued

*The Chair passed over Public Hearings #3 & 4 to allow time for the applicant's engineering to arrive.
Continued from April 10, 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

MOTION I: to continue the Public Hearing for 1025 1045 Quaker Highway made by Mr. Smith. Motion was seconded by Mr. Leonardo. Motion carried 4-0-1. Mr. Desruisseaux recused himself.

Continued from April 10, 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 #4, owners of record, Gerald Baker for a 2-lot subdivision approval to the next meeting, made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0**

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. green houses with one 21,000 s.f. processing centered 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.

The Chair opened the public hearing. Mr. David Kelly of Kelly Engineering, representing the owner/applicant, introduced members of the team and the Cultivate owner/operator of the proposed facility. Described. He described the project to the Board as follows: two main components; 2 green houses and the processing center located on a portion of Lot 2, to be split into Lots 2a & 2b. He reviewed the building design, wetlands, site grading, road, elevations, utilities, possible water above ground tank for fire suppression (not shown on plan yet), Stormwater, access and loading, with 68 parking spaces and Waiver request. Mr. Kelly briefly touched on a future Covenant modification to allow construction of the roadway.



PLANNING BOARD MEETING MINUTES
April 24, 2019 continued

He reviewed the other related permits they were requesting (Public Hearing #6 & Business Item #'s 4 & 4.

The Board discussed that they were changing the bylaw regarding the parking requirement. They asked about the odor from the facility. Mr. Kelly stated there was an odor control system. Mr. Russ Dion described how the system operates. Also shown: lighting plan, exhaust system, filtering, emergency egress on left side of the building and extending out the right side, Town water stored for fire flow, approximately 50 employees at full capacity, and traffic. Mr. Kelly stated originally they had planned on a 200 square foot distribution facility and calculated the previous traffic based on that; he stated this was a much quieter, cleaner, less intrusive use of the property with less employees and traffic. Hours of operation was expected to be 1 shift 7:30-4:30. A virtual fence, monitored and alarmed, will be installed. A small gas or diesel generator will be installed.

MOTION I: to continue to the next meeting on May 8th made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0

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.

Mr. Kelly discussed their goal to limit earthwork in and out of the property but filed the application because it was required. The Board individually commented on the application and bylaw.

MOTION I: to continue to the next meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0

****The Chair allowed the applicant to go out of order, addressing their 3rd application related to the Cultivate project; Under "Business #4, FY19-25, Stormwater*

**taken out of order after the CALL TO ORDER.*

7. **2019 SATM Warrant Articles –PB non-binding vote per MGL Chapter 40A Section 5; also Land Use related Articles.**

- a. **Article 13: CMRPC PER CAPITA RATE/APPROPRIATION;** To see if the Town will vote to approve a rate of 0.28637 cents per capita, as assessed upon the population of 13,457 persons in the Town of Uxbridge, as listed on the 2010 national census, and in doing so, vote to confirm the amount of \$3,853.68 appropriated for this purpose in this article to pay the Town's portion of the FY 2020 operating expenses of the Central Massachusetts Regional Planning Commission (CMRPC) pursuant to M.G.L. c. 40B, § 7, or take any other action relating thereto.
Sponsor: Town Manager (TM)

The TM stated this was the standard reallocation of the CMRPC contract and not related to the Planning Board but was more of a financial matter to continue the Town's relationship with CMRPC and the State.

Discussion was has regarding the pros and cons of CMRPC membership.

MOTION I: favorable recommendation on Article 13 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

Note: the CMRPC dues are paid by the Land Use Office annually and has been a standard line item in the Land Use Budget for over a decade.

- b. **Article 18: DISPOSITION/LEASE OF TOWN OWNED PROPERTY: CELL TOWER LEASE**



PLANNING BOARD MEETING MINUTES
April 24, 2019 continued

To see if the Town will vote to approve the disposition of a portion of the town-owned property, located at 62 Capron Street, known as the McCloskey Building (School) site, Uxbridge, MA, encompassing a portion of the total parcel consisting of approximately 38.79 Acres (1,732,816 ± SF) site described as Assessors Map 19, Lot 1372, by leasing and authorizing the existence of a new cell tower for a ____ of ____ years, said installation to be subject to the acceptance of an annual lease payment agreement and other terms as negotiated by the Town Manager; through acceptance of this article, the Town authorizes the Town Manager to negotiate any agreements pursuant to an affirmative vote of the Board of Selectmen and furthermore, the Town authorizes the Town Manager to execute any and all instruments as maybe necessary, subject to a favorable vote by the Board of Selectmen. And/or

- a. To see if the Town will vote to approve the disposition of a portion of the town-owned property, located at Hazel Street, Uxbridge, MA, encompassing a portion of the total parcel consisting of approximately 4.78 Acres (203,860 ±SF), described as Assessors Map 18C, Lot 2765 by leasing and authorizing the existence of a new cell tower, for a ____ of ____ years, said installation to be subject to the acceptance of an annual lease payment agreement and other terms as negotiated by the Town Manager; through acceptance of this article, the Town authorizes the Town Manager to negotiate any agreements pursuant to an affirmative vote of the Board of Selectmen and furthermore, the Town authorizes the Town Manager to execute any and all instruments as maybe necessary, subject to a favorable vote by the Board of Selectmen.

Or take any action related thereto

Sponsor: Town Manager

The Town Manager stated the Article was for the lease of Town property for the purpose of cell towers; a flag-pole-style cell tower on or adjacent to the McCloskey School and a lattice-style cell tower on Hazel Street.

Discussion was had regarding the School being a WWII monument. The Board asked approximately how much would be earned. The Town Manager said she had no idea how much the lease would be for, that it was based on procurement law, and would go to the highest bidder. Mr. Desruisseaux expressed concern that the actual value of the land may be much more than would be gained from leasing for the cell tower. The Town Manager commented that, "something was better than nothing". Mr. Desruisseaux remarked that selling the land may be more financially beneficial than leasing it. The Town Manager replied that the process would be harder.

MOTION I: favorable recommendation on Article 18 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

**The Chair returned to the first item on the agenda.*

III. BUSINESS

**Heard after Business Item #4
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 passed over this business item. Decision draft not complete.



PLANNING BOARD MEETING MINUTES
April 24, 2019 continued

Public Hearing closed April 10, 2019

2. **FY18-18B-MOD Importation Application Modification & Renewal** - The Owner/Applicant of record, **Medline Industries, Inc. c/o MRE UMA LLC**, is seeking a **Modification** to extend the importation permit and to raise the finish floor elevation by 4 feet with a net import of approximately 82,640 cubic yards of fill 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. Importation Modification/Renewal Permit draft

The Board reviewed and signed the Permit.

3. **FY18-16-SWM#2-MOD, Storm water management permit modification for Medline Industries Inc.** Stormwater management permit modification related to raising the finish floor elevation by 4 feet with no change to use, building design, parking, or impervious areas.
 - a. Stormwater Modification/Renewal Permit draft

The Board reviewed and signed the Permit.

****Taken out of order after Public Hearing #6*

4. **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 centered 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.

He stated that both Graves Engineering and the Conservation Commission will review the Stormwater.

5. **FY18-18A Importation Renewal Application, Campanelli Industrial Park; Campanelli Uxbridge II LLC. (formerly assigned to Campanelli I)**
 - a. Application
 - b. Annual Report
 - c. Permit draft

Mr. Kelly reviewed the past year's activity. The Board reviewed and signed the Permit Renewal.

6. **FY19-14, Eber Taft Road –Road Improvement site plan review**
 - a. 1/16/19 Graves Review #1
 - b. 1/18/19 DPW Review #1
 - c. Town Counsel's comments regarding public road status

Mr. Stephen O'Connell of Andrews Survey & Engineering stated that it was not a public hearing and discussed the Settlement Agreement, questions raised, the unimproved status, taxes that were due,



PLANNING BOARD MEETING MINUTES
April 24, 2019 continued

conditions of the Agreement (tire removal; stated it was half removed), ANR was completed creating the first 4 lots, a large parcel, and the Special Permit for the Retreat Lots on the improved portion of the road, and the withdrawal of the Special Permit for the Retreat Lots on the unimproved portion. He stated the conclusion was that the road had to be improved. He reviewed the proposed road improvement plan with the Board. He stated the paved cul de sac was on a proposed easement on Lot 12. Inspections and fees were discussed.

MOTION I: To accept the road improvement Plan for Eber Taft Road with a condition that the DPW review and monitor the road construction process made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

7. FY19-26, ANR, Tea Party Drive, Ledgemere

a. 9 Lots

Speaking on behalf of the applicant was Mr. Jeff Stefanik of Guerrier and Halnon. He said he was requesting an endorsement of the ANR plan for the west side of Tea Party Drive. He stated they were taking 3 existing Lots and making them into 9 Lots. He stated the Lots complied with zoning. The Chair asked if that section was bonded. The Surveyor did not know. Discussion was had regarding the bonding of the road. The Board was unable to make the determination. It was decided that both sides would look into researching it to get a definitive answer.

8. FY16-31, 424 Mendon Street –solar -passed over

a. 3/29/19 Graves Review

9. High Ridge Estates –passed over

a. Informal discussion

10. Warrant Articles #26 & 27, repairs to private ways

a. Pass over/withdraw and revisit in the Fall or put forth now.

Mr. Desruisseaux went to the BOS/FinCom public hearing reviewing the Warrant Articles. He stated that the Finance Committee had requested that going forward, bylaws changes be made at the Fall Town Meeting.

He stated there were a lot of questions remaining, DPW had concerns, and good comments made by the Finance Committee and that they had asked that the PB pass over Articles 26 & 27. He reviewed a few of the concerns with the Board and said further clarification was needed. The Board debated the pros and cons of the proposed Articles.

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

V. MINUTES/MAIL/INVOICES

1. 02/20/19 Executive Session Meeting Minutes –pass over
2. 03/13/19 Meeting Minutes –pass over
3. 04/10/19 Meeting Minutes –pass over
4. Invoices (over \$600) –signed by the Chairman

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, May 8, 2019

MOTION I: to adjourn made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0. The Meeting was adjourned at approximately 9:25 p.m.



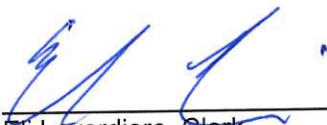
PLANNING BOARD MEETING MINUTES
April 24, 2019 continued

Planning Board Signatures



James Smith, Chairman


Barry Desruisseaux, Vice-Chair



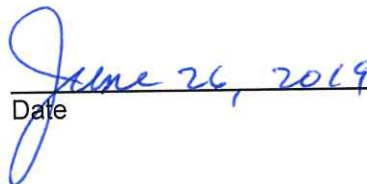
Eli Laverdiere, Clerk



Joseph Leonardo, Member



Barry Hauck, Member



Date