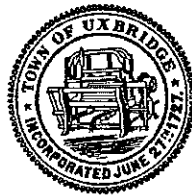


SEP 17 '18 PM 2:39

James Smith, Chair
Barry Desruisseaux, Vice Chair/Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member
Eli Laverdiere, Member
Barry Hauck, Alternate Member



Uxbridge Town Hall
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Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
WEDNESDAY
August 8, 2018**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, August 8, 2018, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

Present: Vice Chair/Clerk, Barry Desruisseaux; Member Eli Laverdiere; Alternate Member, Barry Hauck; Also present: Administrative Assistant, Lynn Marchand
Absent: Chair, James Smith; Member Joseph Leonardo

I. CALL TO ORDER

It being approximately 7:00 p.m., the meeting being properly posted, duly called, and a quorum present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

II. PUBLIC HEARINGS

Continued from July 25, 2018, PH opened on 2/28/18

1. **FY18-08, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 3073. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 11). Property is located in an Agricultural zoning district.

A continuation request was received by the applicant's engineer for FY18-08 & FY18-09.

Continued from July 25, 2018, PH opened on 2/28/18

2. **FY18-09, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 1485. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 9). Property is located in an Agricultural zoning district.

A continuation request was received by the applicant's engineer for FY18-08 & FY18-09.

III. BUSINESS

PH closed 5/23/18; Deadline to act, 90-days (August 21, 2018)

1. **FY18-12 Special Permit Application/Solar** - The Owner of record, **Mr. Richard Hurteau** and the Applicant, **ZPT Energy Solutions, LLC/Ernest Mello**, are seeking a **Special Permit** to construct a ground mounted 3.0MW (AC) photovoltaic solar array, associated equipment, an access driveway, fencing, and stormwater management system. Property is located at **Quaker Street, Uxbridge, MA.** The property is shown on the Town of Uxbridge Assessor's Map 051, Parcel 2341. The title to said land is recorded in the Worcester District Registry of Deeds Book 17112, Page 323; Property is located in an agricultural zone.
 - a. **Millville PB update** –The Millville Planner contacted the Uxbridge Planning Office to confirm that the Special Permit and the Site Plan Permit were issued at their last Planning Board Meeting.



PLANNING BOARD MEETING MINUTES
August 8, 2018 continued

- b. **Decision draft** –The Board reviewed the Decision draft and the changes made. The acting Chair asked the property owner and his engineering if they were okay with the Decision language as written.

MOTION I: to endorse the ZPT Energy Solutions LLC for the Special Permit with the Conditions 1 thru 9 made by Mr. Laverdiere. Motion was seconded by Mr. Hauck.
Motion carried 3-0-0.

2. **FY19-01 ANR Application - 128, 136, & 150 Henry Street, Parcels A, B, & C** –passed over
3. **57 Crownshield Avenue -Ledgemere**
 - a. Request for a Covenant Release (title examiner cannot find recorded release) –passed over
4. **Calvary Crossing/Walnut Grove:** updates, discussion, and take any action thereto. –passed over
Mr. John Palmer addressed the Board and the Street Acceptance process. Discussion was had. Mr. Palmer stated he would reach out to the Town Manager's office.

IV. MINUTES/MAIL/INVOICES

1. 07/11/18 Meeting Minutes –passed over
2. 07/25/18 Meeting Minutes –passed over
3. Invoices (over \$600) –passed over

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 22, 2018.

MOTION I: to adjourn made by Mr. Laverdiere. Motion was seconded by Mr. Hauck.
Motion carried 3-0-0.
The Meeting was adjourned at approximately 7:14 p.m.

Planning Board Signatures

Absent

James Smith, Chairman

Barry Desruisseaux, Vice-Chair

Eli Laverdiere, Clerk

Absent

Joseph Leonardo, Member

Barry Hauck, Alternate Member

Date