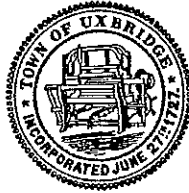


77C

James Smith, Chair  
Barry Desruisseaux, Vice Chair/Clerk  
Joseph Leonardo, Member  
Justin Piccirillo, Member  
Eli Laverdiere, Member  
Barry Hauck, Alternate 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  
June 27, 2018**

Received by  
Uxbridge  
Town Clerk

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, June 27, 2018, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

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

**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 June 13, 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. Financial Issue resolution 4/10/18
- b. Town Counsel's email 3/1/18 re: clean up plan due 4/10/18
- c. Applicant has requested a continuance

*\*see Public Hearing item #2 for Motion.*

*Continued from June 13, 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. Financial Issue resolution 4/10/18
- b. Town Counsel's email 3/1/18 re: clean up plan due 4/10/18
- c. Applicant has requested a continuance

**MOTION I: to continue the Public Hearings of 1 & 2, both are for Special Permits Retreat Lots, Eber Taft and Pond made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.**



**PLANNING BOARD MEETING MINUTES**  
**June 27, 2018 continued**

*Continued from June 13, 2018, PH opened on 2/28/18*

3. **FY18-10, 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 1541. 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 1). Property is located in an Agricultural zoning district.
- a. Financial Issue resolution 4/10/18
  - b. Town Counsel's email 3/1/18 re: cleanup plan due 4/10/18

The Chair opened the Public Hearing for FY18-10. A request for a continuance was received from the applicant's representative.

**MOTION I: to continue that [Public Hearing] to the next meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.**

*The Chair opened the Public Hearing for FY18-16. The Vice-Chairman requested that all 3 of the Public Hearings for Campanelli Development be opened as they were for the same properties.*

*The Chair opened the Public Hearing for FY18-17 and FY18-18 in conjunction with FY18-16*

*Continued from June 13, 2018, PH opened on 5/23/18*

4. **FY18-16 Definitive Subdivision Application** - The Owners of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee and Harris Avenue Realty Trust/Mark Foss, Trustee and Applicant of record, Campanelli Development, LLC** are seeking a **Definitive Subdivision Approval** to construct a five (5) lot industrial subdivision with 2 roads [Road A & Road B with proposed street names of Campanelli Drive & Campanelli Drive Extension]; Four (4) lots will have frontage on the subdivision roads, one (1) lot will have frontage on High Street. The four (4) lots on the subdivision roadway will total approximately 178 acres and the remaining lot will be approximately 11 acres. The property will be utilized for warehouse and distribution development with no sidewalks proposed. Property is located on **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 3589 & 1746 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Books 18685, 43078, & 52418 Pages 269, 258 & 337; Property is located in the Industrial Zone.
- a. 05/30/18 Reply to Graves, DPW & Fire Chief
  - b. Graves Review #2

Mr. David Kelly, of Kelly Engineering, introduced the individuals with him that evening; Mr. Robert DeMarco, Ms. Molly Kelly, Mr. Russell Dion, Mr. Bob Michaud, and Attorney Frank Marinelli. He gave the Board a review of the chronology of the project to date; re: review, revisions, Graves, ConCom, DPW and replies to reviews. Mr. Kelly discussed the Decision process, findings, and references to the newest review comments.

The Board asked questions regarding the forced main remaining the responsibility of the property owner since the Town will be responsible for the road. Mr. Kelly stated it will be a private road until such time if the Town accepted it and they would be the management entity of the roadway. He stated there would be a reciprocal easement agreement between the owners of the property and they would be responsible for the maintenance of the forced main. He stated he had spoken with the DPW director who had no issues with it. Mr. Kelly stated the ultimate goal design was to get a gravity main all the way to Taft Hill Road but they could only go so far into the property by gravity. There are two lots, lot 4-the Medline Lot & Lot 3-a future developable Lot, which would need to connect with the forced main.

The Board also asked about the trip generation summary and if it included all traffic or just trucks. Mr. Kelly stated the trip generation was approximately 2500 per day with 20% being from non-passenger trucks.



**PLANNING BOARD MEETING MINUTES**  
**June 27, 2018 continued**

Another member asked about the emergency access on old High Street. Mr. Piccirillo stated that it was currently maintained as a public way. Mr. Kelly referenced a DPW letter and stated that since the widening/paving of the remaining High Street to accommodate the emergency access route, which would only be for Medline, that the property owner should maintain that section. A Board member asked about Lot 5, on High Street, and what would happen if it were developed. Mr. Kelly replied that in order to get a Building Permit, the Fire Dept. would have to evaluate if the emergency access was adequate to that Lot.

The Board asked about the median in the middle on the entrance side. Mr. Kelly stated that the DPW director was okay with it.

The Board and Mr. Kelly reviewed the language of each of the Decisions including the Finding, Conditions and Waivers. The Board stated they wanted the last reviews from Graves Engineering, DPW, and the structural engineer/Beta Group all included with the Decisions as Exhibits 1, 2, & 3. The Board also reviewed the location of the water tank which was stated to only be for use by Medline. Mr. Kelly stated there would be a well installed for the sprinkler system for the landscaping.

Discussion was had regarding the Stormwater Permit. Mr. Kelly stated that there were no regulations that went with the General Bylaw. He stated that it presumed to be issued when an approval was given on a project since it was reviewed at the same time. Campanelli wanted to show full compliance with the DEP regulations and Mr. Kelly stated that was why they requested Permits for it.

The only material being brought into the sites was stated to be for the roadway, parking, and the buildings. He stated they may bring up to 20,000 yards of gravel/asphalt for the street and 70,000 cubic yards to make the site work.

No members of the public wish to speak to the applications.

One change was made to the language of the Special Permit, Condition #9. Construction hours of operation was added to the Decisions and Permits.

Discussion was had regarding extended hours if needed while concrete was curing and other reasonable circumstances. The Board amended the language to allow extended hours with notification to the Police Department.

**MOTION I: to close the Public Hearing for the Definitive Subdivision application for Campanelli made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.**

**MOTION II: to accept the Decision for the Definitive Subdivision on Campanelli Business Park as written but amended to include, as Exhibits, additional comments from Graves, DPW, & Beta Group, to include a condition for construction hours of operation being from 7-7 Monday thru Friday, 8-5 Saturday, and other hours by notification of Uxbridge Police Dept. made by Piccirillo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**

*Continued from June 13, 2018, PH opened on 5/23/18*

5. **FY18-17 Special Permit Application - The Owners of record, Uxbridge Woods Realty Trust/Mark Foss, Trustee and Harris Avenue Realty Trust/Mark Foss, Trustee and Applicant of record, Campanelli Development, LLC are seeking a Special Permit for a major non-residential project creating a gross floor area greater than 20,000 square feet and providing more than 50 parking spaces. 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 3589 & 1746 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Books 18685, 43078, & 52418 Pages 269, 258 & 337; Property is located in the Industrial Zone.**
  - a. 05/30/18 Reply to Graves, DPW & Fire Chief
  - b. Graves Review #2



**PLANNING BOARD MEETING MINUTES**  
**June 27, 2018 continued**

*See Business Item #4 for summary of discussion.*

**MOTION I:** to close the Public Hearing for the Special Permit application for Campanelli made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.

**MOTION II:** to endorse and grant the Special Permit application FY18-17 for Campanelli Development LLC together with Campanelli Uxbridge LLC and their respective successors and assigns for use and development of the property identified as Lots 1 and 4 located on Campanelli Drive with current address of 612 & 626 Douglas Street,, 600 High Street Uxbridge Mass with Finding number 7 that the Board finds 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 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 should also include an amendment to Condition #9 which shall replace the word "reviewed" with "reviewed and revised" as necessary to comply with Fire Department and Water Department requirements prior to construction and shall also include an additional condition with the construction hours of operation being 7-7 Monday thru Friday, 8-5 Saturday, and other hours by notification of Uxbridge Police Department made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

*Continued from June 13, 2018, PH opened on 5/23/18*

6. **FY18-18 Fill/Importation Permit Application** - The Owners of record, Uxbridge Woods Realty Trust/Mark Foss, Trustee and Harris Avenue Realty Trust/Mark Foss, Trustee and Applicant of record, Campanelli Development, LLC are seeking a Fill/Importation Permit to import earth materials for construction of base gravel for driveways and parking lots and structural fill for the buildings. Property is located on **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 3589 & 1746 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Books 18685, 43078, & 52418 Pages 269, 258 & 337; Property is located in the Industrial Zone.
  - a. 05/30/18 Reply to Graves, DPW & Fire Chief
  - b. Graves Review #2

*See Business Item #4 for summary of discussion.*

**MOTION I:** to close the Public Hearing for the Fill/Importation Permit application for Campanelli Development made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

**MOTION II:** to issue the Importation Permit #18-18A for Campanelli Development LLC at 1 Campanelli Drive in Braintree with construction hours of operation as a condition being from 7-7 Monday thru Friday, 8-5 Saturday, no holiday work made by Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

**MOTION III:** to issue the Importation Permit #18-18B for Campanelli Development LLC at 1 Campanelli Drive, Braintree Mass with the condition on construction hours of operation being 7-7 Monday thru Friday and 8-5 Saturday, with no holiday work made by Piccirillo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.

**MOTION IV:** to issue a Storm Water Management Permit for Campanelli Development LLC together with Campanelli Uxbridge LLC and their respective successors and assigns 1 Campanelli Drive Braintree Mass for the address of 612 & 626 Douglas Street and 600 High Street in accordance with Plans on site Development for Medline Lots 1 & 4, Campanelli Drive made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.



PLANNING BOARD MEETING MINUTES  
June 27, 2018 continued

**MOTION V:** to issue a Storm Water Management Permit for Campanelli Development LLC together with Campanelli Uxbridge LLC and their respective successors and assigns being at 1 Campanelli Drive Braintree Mass for the locus of 612 & 626 Douglas Street and 600 High Street in accordance with Plans for Definitive Subdivision at Campanelli Business Park made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

**III. BUSINESS**

*Mr. Desruisseaux recused himself.*

1. **FY16-21, Autumn Vista/Ridgewood Estates, Rifleman Way & Brady Court**
  - a. 06/08/18 Graves Report, revised construction estimate
  - b. Surety reduction request

The Board reviewed the revised construction estimate from Graves Engineering. Mr. Chad Boardman, representing Rifleman Properties LLC, updated the Board and stated that the Tri-Party agreement was actually for a higher amount than what Graves suggested as the cost of the temporary pond was included in Mr. Boardman's calculations. He requested a reduction in the surety amount from \$516,277 to \$297,398. He stated he was not requesting Lot releases at this time.

**MOTION I:** to accept the bond reduction amendment to Tri-Party Agreement to bond construction of ways and the installation of municipal services for Rifleman Properties LLC made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

2. **FY18-20, ANR, (Autumn Vista Subdivision/Ridgewood Estates) Rifleman Way, Lot 4 & Parcel A**

Mr. Boardman, representing the Rifleman Properties LLC, stated an abutter put their house up for sale before the tree cutting began, a new owner moved in, and the tree clearing began for the subdivision. He stated in order to be a good neighbor, they were looking to deed a portion of the land shown on the ANR plan to the new abutting owner at no charge. He stated there was existing landscaping that the previous owner had planted on Rifleman's Property on the portion they would be deeding to the new abutting neighbor.

**MOTION I:** to accept the ANR Plan for Rifleman Properties LLC, #43 Rifleman Way, dated 2/6/2018 made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

*Mr. Desruisseaux returned to the meeting.*

*Mr. Piccirillo recused himself.*

*PH closed 5/23/18*

3. **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. Decision draft

Mr. George Kiritsy for the applicant stated he had reviewed the Decision draft. Originally they had an issue with Condition 5. He stated they are currently okay with that condition. He further stated that the final configuration will have frontage on both Quaker Street and Ronden Road. Discussion was had regarding current and future frontage as well as zoning compliance. Mr. Desruisseaux expressed concern regarding the understood agreement and the close of the public hearing and now large changes being proposed after the close of the public hearing. Mr. Hurteau addressed the Board to discuss the proposed conditions of approval and frontage.



## PLANNING BOARD MEETING MINUTES June 27, 2018 continued

The Chair stated he wanted additional language in the Conditions to identify the specific parcels providing frontage. The Vice Chairman stated he wanted additional Condition language to state that if at any time there is inadequate frontage among the 3 parcels in the Town of Millville, Map 124 Lot 9.4, Map 125 Lot 13, Map 125 Lot 14, the special permit would be null and void.

*Mr. Piccirillo returned to the meeting.*

#### 4. **Wanda Way**

- a. Covenant release request –Lot 2

Discussion was had regarding the history of Lot Releases and the property. Lot Release was never released for unknown reasons.

**MOTION I: to release Wanda Way Lot 2 from the Covenant made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.**

#### 5. **Palomino Estates/Royal Steed Ct.**

- a. 06/04/18 Letter requesting discussion of subdivision status
- b. 12/04/13 PB extension denial letter

Passed over per the applicant attorney's request.

#### 6. **Spruce Hill Estates, Peter Street**

- a. Discuss/review notification letter and take any action thereto
- b. Discuss next part of the process
- c. Review Town Counsel's comments 4/30/18, 5/1/18, 5/2/18

The Chairman stated that they were trying to send a notice to the former developer who abandoned the roadway, to see if he intends to come back to finish it and if not, then to take the bond to finish the road. The Board reviewed and approved the notification letter to be sent to ensure it matched everything Town Counsel recommended should be contained within the notice.

#### 7. **Third-party Engineering Review Company**

- a. Update on surrounding towns 3<sup>rd</sup> party engineering firms' rates
- b. Make a recommendation

The Admin. updated the Board stating that surrounding Towns had been contacted to ask which engineering firm that they utilized. Only two Towns had responded and the next step was to reach out to those engineering firms to request a projected 3-year fee schedule. The Board reviewed their current third party engineering firm's 3-year projected fee schedule.

#### 8. **Board Reorganization**

**MOTION I: to make Jim Smith the Chairman made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0; All members and the alternate member voted except Mr. Smith.**

**MOTION II: to make Barry Desruisseaux the the Vice-Chair made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-1. All members and the alternate member voted. Mr. Desruisseaux abstained.**

**MOTION III: to make Eli Laverdiere the Clerk made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0; All members and the alternate member voted except Mr. Laverdiere.**



PLANNING BOARD MEETING MINUTES  
June 27, 2018 continued

IV. MINUTES/MAIL/INVOICES

1. 02/28/18 Meeting Minutes  
MOTION I: to accept the Minutes of February 28th made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.
2. 05/23/18 Meeting Minutes  
MOTION I: to accept the Minutes of May 23rd made by Mr. Piccirillo. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.
3. 06/06/18 Meeting Minutes –from joint meeting with ZBA  
MOTION I: to accept the Minutes of June 6, 2018 for the joint meeting between the Planning Board and Zoning Board made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 3-0-0.
4. 06/13/18 Meeting Minutes  
MOTION I: to accept the Minutes of June 13, 2018 made by Mr. Piccirillo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.
5. Invoices (over \$600)  
The Chair reviewed and signed multiple invoices.


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

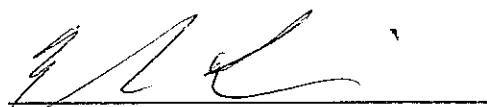
VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, July 11, 2018.

MOTION I: to adjourn made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux.  
Motion carried 5-0-0.  
The Meeting was adjourned at approximately 9:15 p.m.

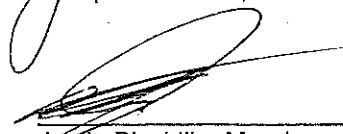
Planning Board Signatures

  
James Smith, Chairman

  
Barry Desruisseaux, Vice-Chair/Clerk

  
Eli Laverdiere

  
Joseph Leonardo, Member

  
Justin Piccirillo, Member

  
Barry Hauck, Alternate Member

7-11-18  
Date