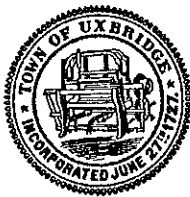


James Smith, Chair
Barry Desruisseaux, Vice Chair/Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member
Eli Laverdiere, Member
Barry Hauck, Alternate Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
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**PLANNING BOARD MEETING MINUTES
WEDNESDAY
June 13, 2018**

Received by
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Town Clerk

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, June 13, 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 May 23, 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.

**see Motion under "PUBLIC HEARINGS" #6.*

Continued from May 23, 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.

**see Motion under "PUBLIC HEARINGS" #6*

Continued from May 23, 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: clean up plan due 4/10/18

**see Motion under "PUBLIC HEARINGS" #6*



PLANNING BOARD MEETING MINUTES
June 13, 2018 continued

Continued from May 23, 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. 05/28/18 DPW Review
 - b. 05/30/18 Revised Plan & Summary of Revisions
 - c. Graves Review #2 (not available at time of posting)
- *see Motion under "PUBLIC HEARINGS" #6

Continued from May 23, 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. 05/28/18 DPW Review
 - b. 05/30/18 Revised Plan & Summary of Revisions
 - c. Graves Review #2 (not available at time of posting)
- *see Motion under "PUBLIC HEARINGS" #6

Continued from May 23, 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 Revised Plan & Summary of Revisions
 - b. Graves Review #2 (not available at time of posting)

MOTION I: to continue all the public hearings numbers 1, 2, 3, 4, 5, & 6 to the next meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

III. BUSINESS

PH closed 5/23/18

1. **FY18-04 Special Permit**- The Owners of record, Newell Road Associates/James D. Schwartz, Uxbridge Realty Dev Tr/George Kurzon, and Blackstone Trust/Joel Kurzon, and the Applicant, ForeFront Power, LLC, are seeking a **Special Permit** to install a four (4) MW AC PV solar electricity generating project. Property is located at **0 Depot St., 0 South Main St., & 25 Newell Rd., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Maps 25, Parcels 2065, 4434. The title



PLANNING BOARD MEETING MINUTES
June 13, 2018 continued

to said land is recorded in the Worcester District Registry of Deeds Books 16649 & 14490, Pages 142 & 163; Property is located in an Industrial Zone, Groundwater Protection Overlay District, and Agricultural Zone.

- a. Updated plan with changes made per PB comments
- b. Decision draft

Representing the applicant, Mr. Ed Switzer reviewed the Plan changes made per the Planning Board comments: green fabric on fencing, fence height changed to 8', and revised the layout on sheets 504 to 506 to show the updated layout. Sheet #11 was added to show the wetland crossing per the Conservation Commission comments and made one additional change per National Grid.

The Board discussed the bridge and fire truck access, the applicant's intention to enter into a Pilot Agreement possibly for the Fall Annual Town Meeting, condition #6 related to the frontage requirement, and the addition of the condition recommended by Graves Engineering regarding the Town witnessed confirmatory test holes for the catch basins.

MOTION I: to endorse the decision of the Special Permit for the solar field for ForeFront Power with the addition of the conditions for the confirmatory test holes for the catch basins made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

Mr. Piccirillo recused himself.

PH closed 5/23/18

2. **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

Representing the applicant, Attorney Mark Wickstrom addressed the Board to discuss the Decision conditions. He requested an amendment of condition #5 to read, "Map 25 Lot 13 shall not be sold separate from the subject Uxbridge land but the land owner may sell Map 25 Lot 14 with the existing 3-family house. He stated that Lot would comply with Millville's frontage requirements." He stated that the access would be off a legal easement off Ronden Road in Millville, in which the Fire Chief would approve the width and length of the road and the turnaround space. He stated the Board would be promoting solar while looking out for the health, safety, and welfare of the public without overburdening the land owner from having a house that's tied to a solar project.

Discussion was had regarding Lot 13 having 176' of frontage and Lot 14 has 200' of frontage. It was stated that Millville's requirement is 200'. Mr. Hurteau also spoke with the Board regarding Ronden Rd and Albert Rd. and the changes that were made since the Plan was drawn up. Mr. Hurteau stated he was willing to do an ANR to attach additional land in order to meet the frontage requirement. Attorney Wickstrom suggested striking the first sentence and "amount the three parcels" of Condition #5 and having it read, "If at any time there is inadequate frontage, the Special permit will be null and void." Additional discussion was had with the Engineer, Mr. Ernie Mello.

The Board wanted the lots correctly identified and the Plan to match the Special Permit. Attorney Wickstrom acknowledged that unless the property is identified, the Lot could be sold by virtue of referring to a previous Plan.

The Board and Mr. Hurteau agreed to do an ANR to combine the Lots.

Mr. Piccirillo returned to the meeting.

PH closed 5/23/18

3. **Subdivision Rules & Regulations** -In accordance with Massachusetts General Law (MGL) Chapter 41 Section 81Q, the Planning Board is seeking to improve subdivision guidelines by amending the Subdivision Rules and Regulations in order to assure conformance with the requirements of public



PLANNING BOARD MEETING MINUTES
June 13, 2018 continued

health, safety, and welfare and to advance the sound development of the Town in accordance with MGL Chapter 41 Section 81M.

- a. Review/Revise/Approve final draft

The Board reviewed the final draft of the revisions. Mr. Leonardo discussed, with the Board, changing the language of the recording requirement to include a stipulation that the permit would be voided if not recorded within 6 months. Discussion was had but the stipulation was not added.

MOTION I: to accept the Subdivision Rules and Regulations as revised made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

4. FY2019 Planning Board Meeting Schedule

- a. Dec. 26, 2018 –keep, change, or cancel meeting date
- b. Review/revise/approve

The Board decided to cancel the meeting of December 26th and keep the rest of the schedule.

IV. MINUTES/MAIL/INVOICES

1. 02/28/18 Meeting Minutes –passed over

2. 04/25/18 Meeting Minutes

MOTION I: to accept the Meeting Minutes of 4/25/18 made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0

3. 05/23/18 Meeting Minutes –passed over

4. 06/06/18 Meeting Minutes –from joint meeting with ZBA

5. Invoices (over \$600) –The Chair signed

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

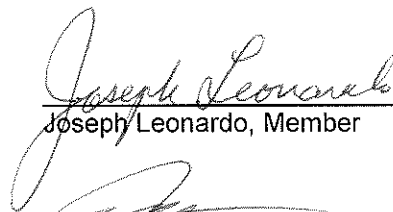
VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, June 27, 2018.

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

The Meeting was adjourned at approximately 8:15 p.m.

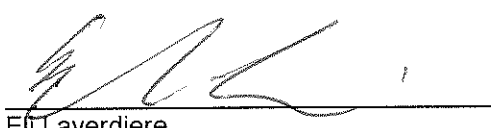
Planning Board Signatures


James Smith, Chairman


Joseph Leonardo, Member


Barry Desruisseaux, Vice-Chair/Clerk


Justin Piccirillo, Member


Eli Laverdiere


Barry Hauck, Alternate Member

6-27-18

Date