

James Smith, Chairman
Barry Desruisseaux, Vice-Chairman
Barry Hauck, Clerk
Joseph Leonardo, Member
Eli Laverdiere, 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
July 10, 2019**

REC'D UXB TOWN CLERK
2019 JUL 25 AM 9:48

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, July 10, 2019**, at **7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street**, Uxbridge, MA.

Present: James Smith, Chairman; Barry Desruisseaux, Vice-Chairman; Barry Hauck, Clerk; Joseph Leonardo, Member; Eli Laverdiere, Member.

Also: Michael Gallerani, Economic Development Coordinator/Community Planner and Lynn Marchand, Land Use Administrative Assistant.

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

Continued from June 26, 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.

a. Continued to July 24, 2019 per applicant's request

**See Motion under Public Hearing #2*

Continued from June 26, 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. Continued to July 24, 2019 per applicant's request

*** MOTION I: to continue items 1 & 2, both for the ARIS Group, to the next meeting on July 24th made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**



PLANNING BOARD MEETING MINUTES
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III. BUSINESS

PH opened on April 10, 2019; PH closed on May 22, 2019

1. **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.
 - a. Decision draft

The Board reviewed the Decision draft.

MOTION I: to endorse the decision for Gerald and Robert Baker for Baker Lane made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

PH opened and closed 6/26/19

2. **FY19-27 Preliminary Subdivision Application** - The Owner and applicant of record, **O'Keefe Properties, LLC**, is seeking approval of a **Preliminary Subdivision Plan** to create an **Industrial Subdivision, Veteran's Industrial Park**, comprised of **13 Lots and Parcel A..** Property is located on **762 Quaker Highway, Uxbridge, MA.** The property is shown on the **Town of Uxbridge Assessor's Map 51**, Parcel 126. The title to said land is recorded in the Worcester District Registry of Deeds Book 60081 Page 72 and is free of encumbrances. Property is located in Industrial Zone B.
 - a. Decision draft

-Passed over to the next meeting. The Board wanted additional information; clarification of the property address. Also, the Board wanted to know the new subdivision name as Veteran's Industrial Park was not approved by the Public Safety Committee.

3. **FY15-14, Cobbler's Knoll, Turner Farm Rd. (off Chocolog Rd.)**
 - a. Certificate of Approval expiration: 7/13/19
 - b. Outstanding requirements:
 - i. Open Space Agreement
 - ii. Stormwater
 - iii. Inspections and peer review deposit

Representing the applicant, FIKOW LLC, Mr. Stephen O'Connell of Andrews Engineering updated the Board on work performed to-date, that an engineering review deposit was given earlier that day, discussed Stormwater, Conservation/DEP violations, and the Open Space Agreement due before Phase II. Mr. Smith stated he had done of a drive-by of the property and saw activity; the drainage pipe to be installed.

Mr. O'Connell on behalf of the applicant requested a 3-year extension. The Board was not comfortable with that length of time, given the ongoing issues, and that a 1-year extension would allow the developer to correct the issues in Phase I and complete the requirements for that Phase. The Board was amenable to revisiting an extension based on satisfactory performance in a year. The Board requested a rough construction schedule.

MOTION I: to grant an extension for a Certificate of Approval Cobbler's Knoll, definitive subdivision, for 1 year made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.



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Mr. Desruisseaux recused himself.

**Discussion had on both at the same time and one vote taken.

4. **Hathaway Lane Lot 6**

- a. Discussion and vote recommendation on Town's option to purchase the land

5. **Hathaway Lane Lot 7**

- a. Discussion and vote recommendation on Town's option to purchase the land

Comments made: Town doesn't need more land/owns too much, Planner already looking into best uses or sale of existing Town land, would rather have the taxes from it than own it and not receive any money from it.

MOTION I: to make a recommendation to the Board of Selectmen that our Board recommends that the Town waive its right of first refusal made by Mr. Leonardo. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

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

V. **MINUTES/MAIL/INVOICES**

1. 03/13/19 Meeting Minutes –passed over
2. 04/10/19 Meeting Minutes –passed over
3. 06/26/19 Meeting Minutes –passed over
4. Multiple Invoices (over \$600) –The Chair reviewed and signed multiple invoices.

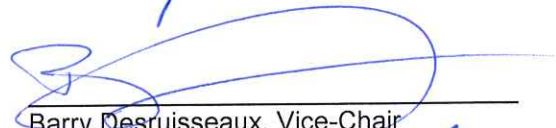
VI. **ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, July 24, 2019**

MOTION I: to adjourn the meeting made by Mr. Leonardo. Motion was seconded by Mr. Hauck. Motion carried 4-0-0. The Meeting adjourned at approximately 8:30 p.m.

Planning Board Signatures



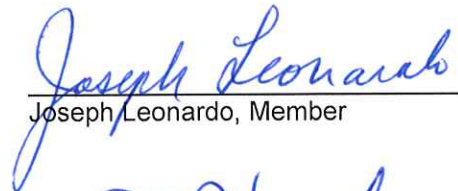
James Smith, Chairman



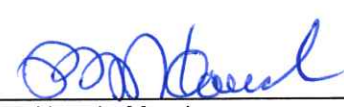
Barry Desruisseaux, Vice-Chair



Eli Laverdiere, Clerk



Joseph Leonardo, Member



Barry Hauck, Member



Date