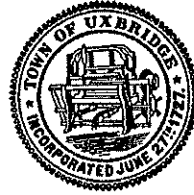


T/C

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



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**PLANNING BOARD MEETING MINUTES
WEDNESDAY
January 23, 2019**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, January 23, 2019, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

Present: Vice Chair, Barry Desruisseaux; Clerk, Eli Laverdiere; Member, Joseph Leonardo; Member, Barry Hauck.

Absent: Chair, James Smith

Also present: Town Planner, Michael Gallerani and Administrative Assistant, Lynn Marchand.

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from January 9, 2018, 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.**
***see MOTION under public hearing #2**

Continued from January 9, 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.**

MOTION I: to continue subdivision for the Elmdale Estates public hearings, #'s 1 & 2 (to February 27th) made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

Continued from January 9, 2019, PH opened on 1/9/19

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. 12/27/18 Graves review

MOTION I: to continue the 1025 1045 Quaker Street subdivision approval (to February 13th) made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 4-0-0



PLANNING BOARD MEETING MINUTES
January 23, 2019 continued

****The acting Chairman said he would entertain a Motion to take some of the items out of order.**

****MOTION I:** to take Business item #'s 1, 2, 3 out of order made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0

*-taken after **Business Item FY19-03MOD, 0 Quaker St*

- 4. FY18-03MOD, Special Permit Modification Application** - The Owner of record, **Richard Hurteau**, is seeking a **Special Permit modification** amending Condition #6 of the August 8, 2018 Planning Board Special Permit Decision. Property is located on **0 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.

Representing the applicant, Attorney Mark Wickstrom updated the Board on the ZBA Variance granted and stated they were asking for a modification to the PB Special Permit, Condition #6. He stated the PB did the right thing in their Decision as only the ZBA could grant relief from the Zoning frontage requirement via a Variance.

Discussion was had regarding Town Counsel's comments, contiguous vs non-contiguous frontage, the Variance, 300' frontage requirement in Uxbridge vs 200' frontage requirement in Millville, Millville's issue/concerns, discussion during the PB original SP public hearing and the applicant stating he agreed and understood that all 3 properties were tied to the frontage requirement.

The Board stated they wanted additional time to review the original application and site plans.

MOTION I: to continue the public hearing 0 Quaker Street until February 13th made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

*****MOTION I:** to take Down East out of order made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.

III. BUSINESS

PH closed on 12/19/18

- 1. **FY19-08, Special Permit Application** - The Owners and applicants of record, **TDJ Materials, LLC and Gerald A. & Mary L. Lemire**, are seeking a **SPECIAL PERMIT to construct self-storage units totaling 102,000± square feet within the Waucantuck Adaptive Reuse Overlay District**. Property is located on **300 Mendon Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcels 2413, 2467, & 2475. The title to said land is recorded in the Worcester District Registry of Deeds Books 46744, 49951, & 45280 Pages 1217, 357, and 83. Property is located in Residential B Zone.
- a. Decision draft**

The representative for the applicant, Mr. Stephen O'Connell of Andrews Survey & Engineering, discussed the conditions of approval with the Board members. He requested that the Board include language to address the hours of operation. The Board elected to add an additional condition stating the hours of operation to be determined by the owner.

MOTION I: to endorse the Special Permit for TDJ Materials for a self-storage unit, 300 Mendon Street with the hours of operation left up to the applicant made by Mr. Hauck. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.

PH closed on 12/19/18

- 2. **FY19-12, Special Permit/Retreat Lot** – The owners/applicants of record, **Denis J. Dorr & Frances L. Dorr**, are 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 **175 Hartford Ave West**. The property is shown on the Town of Uxbridge Assessor's Map 11, Parcel 3736. The title to



PLANNING BOARD MEETING MINUTES
January 23, 2019 continued

said land is recorded in the Worcester District Registry of Deeds Book 59552, Page 36. Property is located in Residence-C zone

- a. Decision draft

The Board reviewed the Decision draft.

MOTION I: to accept the Retreat Lot for 175 West Hartford Ave for the endorsement of the Special Permit Decision made by Mr. Laverdiere. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

PH closed 01/09/19

3. ****FY19-13, Special Permit/Retreat Lot** – The owner, **Cynthia LaFrance** & applicant of record, **Ron Parsons** are seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Properties are located on **125 Stanphyl Road and 619 West Street**. The property is shown on the Town of Uxbridge Assessor's Maps 32 & 37, Parcels 3087 & 852. The title to said land is recorded in the Worcester District Registry of Deeds Books 44412 & 38891, Pages 370 & 177. Property is located in an agricultural zoning district.
 - a. Decision draft

The Board reviewed the Decision draft with Conditions.

MOTION I: to accept Special Permit for the Retreat Lot for 125 Stanphyl Rd. and 619 West Street made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.

****return to Public Hearing FY18-03MOD**

****taken after Business Item #7, Down East*

PH closed 01/09/19

4. **FY19-17, Special Permit Application** - The Owner of record, **Christopher Cowan**, is seeking a **Special Permit** to construct a new building for operation of a veterinary clinic. Property is located on **510 West Hartford Ave., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 16, Parcel 3881. The title to said land is recorded in the Worcester District Registry of Deeds Book 44999, Page 242; Property is located in an agricultural zone.
 - a. Decision draft

The Board reviewed the Decision draft.

MOTION I: to endorse the Decision for the Special Permit application for Chris Cowan, 510 Hartford Ave West with waivers and conditions as written made by Mr. Laverdiere. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

PH closed 01/09/19

5. **FY19-18, Special Permit/Retreat Lot Application** - The Owner of record, Herman R. Hathaway Realty Trust/Garrick Hathaway is seeking a **SPECIAL PERMIT to construct a single-family dwelling**. Property is located on **1012 Hathaway Lane, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 47, Parcel 1556. The title to said land is recorded in the Worcester District Registry of Deeds Book 23030, Page 168. Property is located in an agricultural zone.
 - a. Decision draft

The Board reviewed the Decision draft.

MOTION I: to endorse the Special Permit for Herman. R. Hathaway seeking a Special Permit on 1012 Hathaway Lane, Retreat Lot made by Mr. Hauck. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.



PLANNING BOARD MEETING MINUTES
January 23, 2019 continued

6. FY19-14, Eber Taft Road –Road Improvement site plan review

a. Graves Review

Passed over until the next meeting per request of the applicant.

****taken out of order (after Public Hearing FY18-03MOD and before Business Item #4, FY19-17, 510 Hartford Ave W)*

7. Down East Subdivision, Tabor Rd.

- a. 12/11/18 Graves Engineering's revised construction estimate**
- b. Applicant's request for a bond reduction**

Representing the applicant, Mr. Bruce Taylor spoke to the Board and described the remaining work to be completed. He stated he hoped to come to the Board again in the Spring when he would be seeking street acceptance after completion of the remaining work. The Board reviewed Graves construction estimate.

MOTION I: to allow the reduction to reduce the bond amount for Down East, Tabor Road to the revised total of \$14,940 to complete the items listed made by Mr. Leonardo. The Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

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

-Forest Glen Estates: Mr. Gallerani submitted a written review and recommendation. He stated he reviewed the project and had spoken to Mr. Smith/PB Chairman earlier that day. He concluded that the Conditions had been met to-date and informed the Board that the Selectmen were seeking affirmation from the PB that the Conditions have been met thus far. He added that there would be 3 affordable units with local preference and that SEB would be handling the lottery. Mr. Gallerani recommended that the Board remind the Selectmen and let the Town Manager know there is need to reconstitute and appoint members to the Affordable Housing Committee.

The Board asked questions regarding the lottery, who SEB is, who handled the lottery for Blanchard School, what additional documentation besides the Planner's report was available to substantiate that the Conditions have been met. The Board reviewed Mr. Gallerani's written review and recommendation and asked that he be added to the next agenda to allow them time to further review.

-Autumn Vista Subdivision: Mr. Gallerani provided a consolidated list of emails regarding the stormwater issue. Mr. Desruisseaux stated he had spoken to the abutter who said they were happy with the response and work that had been done. The engineer for the project stated they would be doing additional work to further address the stormwater problems.

V. MINUTES/MAIL/INVOICES

1. 01/09/19 Meeting Minutes

MOTION I: to accept the Meeting Minutes of 1/9/19 made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 3-0-1. Mr. Leonardo recused himself.

2. Invoices (over \$600)

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, February 13, 2019

MOTION I: to adjourn made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0. The Meeting was adjourned at approximately 10:10 p.m.



PLANNING BOARD MEETING MINUTES
January 23, 2019 continued

Planning Board Signatures

Absent

James Smith, Chairman

Barry Desruisseaux, Vice-Chair

Eli Laverdiere, Clerk

Joseph Leonardo, Member

Barry Hauck, Member

February 13, 2019

Date