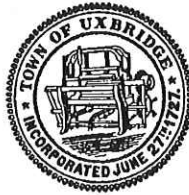


James Smith, Chair
Barry Desruisseaux, Vice Chair/Clerk
Joseph Leonardo, Member
Eli Laverdiere, Member
Barry Hauck, Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

DEC 20 '18 PM 12:16

**PLANNING BOARD MEETING MINUTES
WEDNESDAY
November 14, 2018**

**Received by
Uxbridge
Town Clerk**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, November 14, 2018, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

Present: Chair, James Smith; Clerk, Eli Laverdiere; Member Joseph Leonardo; Member, Barry Hauck. Also present was Town Planner Michael Gallerani and Administrative Assistant, Lynn Marchand.

Absent: Vice Chair/Clerk, Barry Desruisseaux

I. CALL TO ORDER

1. The holiday meeting schedule will be as follows:
There will be no Planning Board meetings on November 28th and December 26th.
The next Planning Board meeting will be on Wednesday December 12th at 7 p.m.

II. PUBLIC HEARINGS

Continued from October 24, 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.**

- a. **CONTINUED PER APPLICANT REQUEST TO DECEMBER 12, 2018 MEETING DATE**
***see MOTION below Public Hearing #2**

Continued from October 24, 2018, 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 PER APPLICANT REQUEST TO DECEMBER 12, 2018 MEETING DATE**

***MOTION I: to continue public hearing for #1 and #2 for December 12th meeting made by Mr. Laverdiere. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.**

Continued from October 24, 2018, PH opened on 10/24/18

3. **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.**



PLANNING BOARD MEETING MINUTES
November 14, 2018 continued

- a. Abutter comments
- b. Revised Site Plan
- c. W.A.R.O.D. Zoning Bylaw

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering, stated that they were revising the Plans based on Graves Engineering's review comments and any comments received at this meeting. He provided visual examples of proposed signage. He stated that on the future revised Plans, they would show a ground mounted monument style sign on the West River Road entrance. He stated there would be another sign on the adjacent property, also owned by the applicants, on the corner of West River Rd. and Mendon St. He described the proposed sign as something tasteful, possibly stone/masonry, no neon or flashing signs.

The Board was in agreement that the signs should complement the architecture of the neighborhood and be older/historic-looking. Discussion was had regarding the Bylaw text error. The Chair stated that the Planner had written a preliminary warrant article to correct the Bylaw at the next Town Meeting.

Members of the public commented on the spirit of the W.A.R.O.D., property values, and historical aesthetics. Questions were asked regarding how much of the property was in the overlay district, intent of abutting property's future use, the entrance, external lighting, the existing fire hydrant, the approx. 16' maple tree, landscaping, proposed use and whether it was consistent with the bylaw. Mr. O'Connell commented that he did not think it was necessary as it was an administrative error and that the Town Meeting voted on the correct language but it was not transcribed correctly into the final Bylaw.

Mr. O'Connell stated a landscape plan would be presented at the next meeting, the fire hydrant would be relocated away from one of the abutter's property line, and that they would try to preserve the maple tree. He also noted that the Planning Board could include a Condition in their decision requiring that the exact sign be presented to the Board at that time.

The Board stated they would consult with Town Counsel regarding the 1 parcel in 2 zones and the issue of the bylaw text error.

MOTION I: to continue the Special Permit application, for 300 Mendon Street in Uxbridge, to December 12th made by Mr. Leonardo. Motion was seconded by Mr. Hauck.
Motion carried 4-0-0.

III. BUSINESS

4. ANR, FY19-11, 175 Hartford Ave West

Representing the applicants, Mr. Stephen O'Connell described the Plan depicting 2 conventional lots in the Residential C district requiring 200' of frontage and 1 acre of land. He stated that Lot #2 consumed the existing dwelling and detached garage, Lot #1 was a future building lot, and Parcel A was not a separate building lot but meets the requirements for a Retreat Lot and that an application would be submitted. He added, that the Plan would serve as the Plan to create the Retreat Lot. The Board reviewed the requirements for Retreat Lots.

MOTION I: to accept the division of the ANR Plan for 175 Hartford Ave West made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.

5. ANR, FY19-10, West St. & Stanphyl Rd

- a. 2015 ZBA Variance & Meeting Minutes
- b. 2016 ANR



**PLANNING BOARD MEETING MINUTES
November 14, 2018 continued**

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering stated that the ANR Plan involved a parcel of land to be created that would be a Retreat Lot. Discussion was had regarding the issues with the ANR application. The Chair stated that research needed to be done and that they would ask Town Counsel regarding the feasibility of a Retreat Lot & accompanying ANR due to the expired Variance. On behalf of the applicant, Mr. O'Connell stated he wanted to withdraw the ANR and that the Board could take action on the Retreat Lot and ANR at a later time. The applicant's check for the application fee was returned to Mr. O'Connell.

MOTION 1: to accept the withdrawal without prejudice by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 4-0-0

6. Palomino Estates/Royal Steed Ct

a. Informal discussion regarding property development options

Attorney Henry Lane spoke to the Board regarding the history of the property and his client's plan for its future development as a Private Way. He stated that in the 90's there was a Variance granted to essentially create a Retreat Lot (citing that the Retreat Lot Bylaw was not yet a bylaw), that a large house was built, and that one of the Variance conditions of approval stated the Lot could not be further subdivide. In 2003 the an approval was granted for a 6-lot subdivision with the understanding that the subdivision would provide adequate frontage for the house, the property would no longer need a Variance, and that the house would comply with zoning. He informed the Board that the subdivision was begun, the drainage has been installed, the road was roughed in but not paved nor had the finish work completed.

Attorney Lane stated that his client was unable to finish the subdivision as it was originally designed but did want to sell the house. He discussed with the Board the idea of creating a Retreat Lot and eventually applying for subdivision approval and when it was complete the Retreat Lot would "go away" as it would then conform to zoning.

The Chair asked about Parcel A. Attorney Lane stated an easement over the house lot for access to the remaining back land. The Chair stated an easement could not be used for access through a Retreat Lot to and creating a land locked parcel. The Chair stated he could create a private way with two lots. General discussion was had regarding alternate options for the property, pros and cons, and possibly doing the subdivision at a later date.

7. Quaker St

a. Discussion regarding ZBA Variance granted and existing PB decision/Special Permit Conditions

Attorney Mark Wickstrom, representing the land owner, gave the Board an update regarding 0 Quaker Street and the approved solar project. He discussed the ZBA Variance that granted the reduced frontage on Ronden Rd. of 200' with the additional frontage 176' on Quaker St and the release of the 200' of frontage that was needed in order to sell the multi-family house which is in Millville. He stated the 200' complied with Millville's zoning bylaw.

The Chair stated that the former Town Counsel gave the opinion that the frontage had to be contiguous and he stated that a modification to the Special Permit would be needed. He added that they would ask for the new Town Counsel's opinion on the matter. Attorney Wickstrom stated that he agreed that the Planning Board was correct in the Planning Board did not have the authority to grant the Variance on the frontage but now that it has gone through the correct Board, the decision has been rendered by the Zoning Board of Appeals. The Chair mentioned the condition of approval in the PB decision which conflicted with the ZBA's decision. Attorney Wickstrom stated that in the ZBA decision, there was a condition that stated they should go back to the PB to ask what the Board required. The Chair felt it would be a modification to the Special Permit but that he would have Town Counsel weigh in on the matter.

Mr. Hurteau, the property owner, stated that abutters were notified during the ZBA public hearing and to have another one on the same matter for the PB, seemed redundant.



PLANNING BOARD MEETING MINUTES
November 14, 2018 continued

8. FY19-06, 155 Laurel Street

- a. Review and sign permit

The Planning Board reviewed and signed the previously granted Exportation Permit renewal.

9. Calvary Crossing/Walnut Grove

- a. Sign Mylars

The Planning Board signed the Mylars for Calvary Crossing/Walnut Grove Street

IV. MINUTES/MAIL/INVOICES

1. 10/24/18 Meeting Minutes

MOTION I: to accept the Meeting Minutes of 10/24/18 as written made by Mr. Leonardo. Motion was seconded by Mr. Hauck. Motion carried 4-0-0

2. Invoices (over \$600) –The Chair reviewed and authorized/signed multiple invoices.

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


Mr. Laverdiere updated the Board on the CMRPC meeting that he attended. Mentioned topics were: stormwater management, availability of Grants, Chapter 91 monies, and asking the DPW director to a future meeting to discuss stormwater.

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, December 12, 2018
NO MEETING ON NOVEMBER 28TH

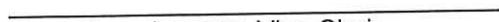
MOTION I: to adjourn made by Mr. Laverdiere. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

The Meeting was adjourned at approximately 8:45 p.m.

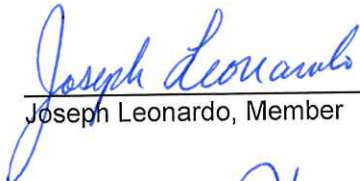
Planning Board Signatures



James Smith, Chairman

Absent


Barry Desruisseaux, Vice-Chair


Eli Laverdiere, Clerk


Joseph Leonardo, Member


Barry Hauck, Member


Date