

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



Received by
Uxbridge
Town Clerk

NOV 15 '18 AM 10:03
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
October 24, 2018**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, October 24, 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, Barry Hauck. Also present was Town Planner Michael Gallerani and Administrative Assistant, Lynn Marchand.

Absent: Member Eli Laverdiere

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 October 12, 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 NOVEMBER 14TH MEETING DATE

***see MOTION under PUBLIC HEARINGS #2**

Continued from October 12, 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 NOVEMBER 14TH MEETING DATE

***MOTION I: to continue Public Hearings number 1 & number 2 to November 14th made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.**

3. **FY19-07TH, Scenic Road Authorization Application - The Applicant of record, UXBRIDGE DEPARTMENT OF PUBLIC WORKS, is seeking approval for the removal of two dead trees on a designated Scenic Road on the corner of 82 Henry Street and Blackstone Street, located in an Industrial Zone. Any objections to this work must be submitted in writing to the Planning Board/Tree Warden, prior to or during the hearing. All comments shall be sent to: Tree Warden c/o Uxbridge Planning Board, 21 South Main Street, Uxbridge, MA 01569.**



PLANNING BOARD MEETING MINUTES
October 24, 2018 continued

DPW Director, Benn Sherman stated they were seeking authorization to cut down two dead trees within the layout of Henry Street, a scenic road, on the corner of Blackstone Street. He stated that an arborist had confirmed there was internal rot and Mr. Sherman provided pictures of the trees for the Board.

The property owner of 82 Henry Street addressed the Board, asking questions regarding the power line that runs through the trees, the cleanup process, the stumps, timeframe to remove the trees, replanting, and other dead trees in the area.

Mr. Sherman stated they would cut the stump to the base, clean-up the area, coordinate with National Grid for the power lines, and would not be replanting. The property owner was advised to contact DPW if he wanted to remove the stump at his own expense.

MOTION I: to close the public hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

MOTION II: to authorize the Highway Dept. to cut down the two trees at 82 Henry Street made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

4. **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.

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering stated that a Town Meeting had voted to extend these properties into the Overlay District and thus extending the allowed uses of the properties. He reviewed the history of the properties, configuration of the lots, previous and current uses. He described the proposed self-storage facility including buildings, floors, office, fencing, access/security, parking, utilities, stormwater management, soil conditions, erosion sediment control, groundwater depth, traffic flow/management, spacing between buildings, lighting plan, future reconfiguration/ANR application to officially dissolve the subdivision, Nicholas Way, that was never built, and demolition of existing buildings.

He stated they would be addressing Graves Engineering's review comments as well as incorporating any comments received from the public and the Board.

In response to Board questions, Mr. O'Connell reviewed the final grades and contours as well as plantings/loaming and seeding. He also reviewed the lighting plan.

The Chair opened the floor for public comment. Abutters asked questions and expressed concerns regarding off property work, access road location in relation to property lines, vegetation screening, stormwater design, future work of adjacent property, and signage. Another resident, expressed objections to the project due to the listed Purposes of the Bylaw and the Use Regulations of the Overlay District Bylaw.

One abutter submitted written comments and concerns regarding use of the property in relation to the surrounding residential area and an addendum regarding the purpose of the Waucantuck Adaptive Reuse Overlay District Bylaw near the State designated Wheelock Historic District.

The Board commented on the use saying the proposed use would be an improvement from the gravel removal use, categorized it as storage not a warehouse, that it was a retail business selling storage space, and stated there were other self-storage facilities in-Town that are located in a residential area, and another town over there was a self-storage facility in a historic district which was an improvement from what was previously there. The engineer stated it was a unique use in that it is selling storage



**PLANNING BOARD MEETING MINUTES
October 24, 2018 continued**

units. He stated there would be restricted hours of operation, restrictions on what can be stored in these units, and gated security. He said at the next meeting he would provide updates based on neighbor concerns, Board comments, signage, and Graves review.

MOTION I: to continue the Public Hearing to November 14th made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

III. BUSINESS

1. FY19-06, 155 Laurel Street

- a. Excavation Permit Renewal Application, Permit #PB-01
- b. 10/12/18 Graves Engineering Report

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering described the operation as a small-scale gravel removal business, having operated for approximately 15 years, and remarked that the owner had been one of the most diligent applicants. It was stated that the owner had a MESA permit subject to conditions and has maintained a turtle barrier. A bond was provided for the entire area, for the full acreage.

Mr. O'Connell stated that the State, due to turtle nesting, did not want restoration done until the excavation was complete and commented that the area being excavated was relatively small.

Mr. O'Connell remarked that Graves had noted in his review that the previous restoration work was well established.

The Board discussed the property, history of the applicant's submittal information, which was stated as having always been prompt and complete, and reviewed Graves report.

Conditions were to remain the same.

MOTION I: to endorse the Excavation Permit renewal for Permit #PB-01 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

2. FY19-09, 69 & 73 Lackey Dam Rd

- a. ANR Application, 2 lots

Representing the applicant, Attorney Mark Wickstrom explained that there were 2 residences on one existing Lot that predated zoning. He stated that the property was exempt from subdivision control law under MGL's Chapter 41 section 81L.

The Chair asked about the discussion between Town Counsel and Attorney Wickstrom that was had regarding the property. Attorney Wickstrom explained the two-step process: ANR from the Planning Board and a Variance from the ZBA for frontage and acreage deficiencies. He explained the historical background of the land ownership transfers and stated that the new lot line would be along the existing fence line. Attorney Wickstrom noted that no further expansion of the house size would be allowed except by Special Permit or Variance.

MOTION I: to endorse the ANR for 69 & 73 Lackey Dam Rd by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0

3. FY19-10, 80 Albee Rd

- a. ANR application, 2 lots

Mr. Stephen O'Connell of Andrews Engineering stated the lots would meet the 1 acre, 200' of frontage requirements for the Resident C zone, that septic designs had been approved, and that they were wrapping up with the Conservation Commission regarding the wetlands. Discussion was had regarding the right of way which was shown on the site plan.

MOTION I: to endorse the division of land of 80 Albee Rd in Uxbridge by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 4-0-0



PLANNING BOARD MEETING MINUTES
October 24, 2018 continued

IV. MINUTES/MAIL/INVOICES

1. 10/10/18 Meeting Minutes

MOTION I: to accept the Minutes of 10/10/18 made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 4-0-0.

2. Invoices (over \$600)

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

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *November 14, 2018.*


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

The Meeting was adjourned at approximately 8:25 p.m.

Planning Board Signatures



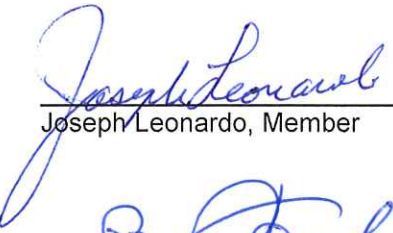
James Smith, Chairman


Absent 11-14-18


Barry Desruisseaux, Vice-Chair

Absent

Eli Laverdiere, Clerk



Joseph Leonardo, Member



Barry Hauck, Member

Nov 14, 2018

Date