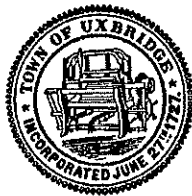


James Smith, Chairman
Barry Desruisseaux, Vice-Chairman
Barry Hauck, Clerk
Joseph Leonardo, Member
Eli Laverdiere, Member



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
August 14, 2019**

**POSTED UXB TOWN CLERK
2019 SEP 26 AM 9:49**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, August 14, 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: Lynn Marchand, Land Use Administrative Assistant.

Absent: Michael Gallerani, Economic Development Coordinator/Community Planner.

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 July 24, 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. Request for a continuance to August 28th

Continued from July 24, 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. Request for a continuance to August 28th

The Board acknowledged that Public Hearings #'s 1 & 2 for Elmdale Estates was continued at a previous meeting to the August 28th meeting and they moved on to Pubic Hearing #3.

Continued from 7/24/19, PH opened on 7/24/19

3. **FY19-31, Special Permit Application - The Owner and applicant of record, Lackey Dam Nominee Trust/Thomas P. Berkowitz, Trustee, is seeking a Special Permit to expand existing use for a recycling/processing yard to be graded to enhance Stormwater management inclusive of a non-potable well, truck weigh scale, trailer, and glass processing equipment for the purpose of asphalt, brick, & concrete rubble (ABC) sorting and processing for re-use. Property is located off Old Lackey Dam Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 15, Parcel 3153. The title to said land is recorded in the Worcester District Registry of Deeds Book 22590 Page 392 and is free of encumbrances. Property is located in Industrial Zone B.**



PLANNING BOARD MEETING MINUTES
August 14, 2019 continued

Addressing the Board was Mr. Mark Allen of Allen Engineering and Mr. James Berkowitz. Mr. Allen reviewed the outstanding items stating that DEP had given them a file number yesterday, that they were addressing the concerns of the Conservation Commission, and a response to Graves' review #1 was presented to Board members along with a revised Plan. He detailed each of the plan changes with the Board including the stormwater management.

The Board commented that the proposed activity was pretty much the same as the existing activity. The Chair stated they would digest the material submitted and that Graves would also review it.

MOTION I: to continue to the next meeting on August 28th made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

III. BUSINESS

1. Autumn Vista

- a. Construction extension request & project update

Mr. Phil Coraccio of Eastland Partners gave the Board an update saying there were only a few homes, that they had partially hydro seeded, addressed the pond issue, bounds were in, and doing the final pavement. He stated that they were asking until May 29, 2020 to finish up the final items.

MOTION I: to extend the subdivision approval for Autumn Vista till May 29, 2020 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

MOTION II: to sign the extension of Covenant between Rifleman Properties LLC and the Town of Uxbridge until on or before May 29, 2020 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

The Vice-Chairman commented that the neighbors were very happy with how Rifleman addressed the drainage issues and the work that they performed.

Mr. Smith recused himself.

2. Tucker Hill Estates, Tucker Hill Rd. & Maslow's Way

- a. Sign Memo for construction completion 2 yr. extension, granted 7/24/19
- b. 08.06.19 Graves revised construction estimate
- c. Bond reduction request
- d. Revised triparty agreement

Mr. Desruisseaux stated they had received a letter from TTK Real Estates requesting an extension for Phase I & II for another two years and they anticipate Phase I to be completed this Fall of 2019. The Board had approved the extension at the last meeting and signed the extension Memo. They reviewed the bond reduction request, Graves Engineering's revised estimate, and the revised triparty agreement.

MOTION I: for Tucker Hill Estates to reduce the bond to \$26,928.00 made by Mr. Laverdiere. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

MOTION II: to sign the new triparty agreement made by Mr. Hauck. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

Mr. Smith returned to the meeting.

3. King Street Estates, Ricca Way

- a. 07.26.19 Graves Completion Review #1



PLANNING BOARD MEETING MINUTES
August 14, 2019 continued

Representing the applicant, Mr. Byron Andrews asked the Board for guidance on what they were looking for regarding this project. The Board went through Graves Review and said just to address the items listed including a street sign and finish the project as approved.

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

Mr. Byron Andrews of Andrews Engineering addressed the Board. He brought the Mylars for the previously approved and recorded Definitive Subdivision, Baker Lane, for the Board to sign.

He also asked the Board to sign a revised Mylar for Stanphyl Road and West Street to correct a numerical error caused by the software rounding up the numbers for the frontage amount.

An issue was raised regarding the previously approved Decision referencing the approved site plan final revision date not matching the revised plan. The Chair suggested that an addendum to the Decision could be recorded showing the new revision date and stating that a new Mylar was signed..

MOTION I: to sign the Mylar for Plan of Land Stanphyl Road in Uxbridge by Cynthia LaFrance dated 8/14/19 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.

V. MINUTES/MAIL/INVOICES

1. 04/10/19 Meeting Minutes

MOTION I: to accept the Minutes of April 10, 2019 made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.

2. 06/26/19 Meeting Minutes

MOTION I: to accept the Minutes of June 26, 2019 made by Hauck. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0

3. 07/24/19 Meeting Minutes

MOTION I: to accept the Minutes of the Planning Board Meeting of Wednesday July 24, 2019 made by Leonardo. Motion was seconded by Mr. Hauck. Motion carried 5-0-0

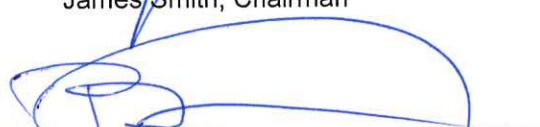
4. Multiple Invoices (over \$600)

VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 28, 2019


MOTION I: to adjourn the meeting made by Mr. Laverdiere. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0. The meeting adjourned at approximately 8:51 p.m.

Planning Board Signatures


James Smith, Chairman


Barry Desruisseaux, Vice-Chair


Barry Hauck, Clerk


Joseph Leonardo, Member


Eli Laverdiere, Member


Date



PLANNING BOARD MEETING MINUTES
August 14, 2019 continued