

**Wednesday, November 17, 2021
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

REC'D UXB TOWN CLERK
2021 DEC 13 PM 1:43

Members	Barry Desruisseaux Chairman	James Smith Vice Chairman	Barry Hauck Clerk	Eli Laverdiere	Joe Leonardo
Attendance	X	X		X	X

The Chairman opened the Planning Board meeting at 7:00 pm.

Continued Public Hearing 671 Quaker Road Special Permit:

The Chairman opened the continued hearing for 671 Quaker Road.

The applicant representative was present. The Board was made aware that the comments from Graves Engineering have been addressed. There was a photometric plan provided.

There were no comments from the public.

On a motion made by Jim Smith, seconded by Joe Leonardo, the Board voted 4-0 to close the hearing for 671 Quaker Road.

On a motion made by Jim Smith, seconded by Eli Laverdiere, the Board voted 4-0 to close the hearing for the stormwater permit for 671 Quaker Road.

The draft decision was provided to the Board and applicant. This will be signed at the next meeting on December 8, 2021.

Continued Public Hearing 35 Commerce Drive Unilock:

The Chairman opened the continued public hearing for 35 Commerce Drive Unilock.

The applicant representatives were present.

The Board was made aware that the peer review comments were received from Graves Engineering. The applicant is working on the revised site plans. The applicant has submitted responses to the peer review comments. There were aerial plans of the plotted proposed building along with the adjacent property. The majority of the comments in the Consultant letter were related to stormwater. There will be a new infiltration basin on the east side. The subsurface basin receives all the flow. There will be water quality units as noted on the plan. The design layout of the site did not change. The requirements for stormwater have been met. The applicant has recently received comments from the DPW and were minor in nature and are working to address those. The applicant is still in front of the Conservation Commission and is waiting for approval from the State. This should be resolved by the next conservation meeting scheduled for December 6, 2021.

The applicant will work with the town regarding the granting of any easement.

The Board and applicant were in receipt of the decision. There was a recommendation to revise language to replace works occupancy permit to building permit.

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to close the hearing for 35 Commerce Drive (4-0).

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to approve the Special Permit for 35 Commerce Drive (4-0).

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to approve the Stormwater Permit for 35 Commerce Drive (4-0).

The Board will sign the decision.

Continue Public Hearing 234 Pond Street: Happy Brook Preserve:

The Chairman opened the continued public hearing for 234 Pond Street Happy Brook Preserve.

The applicant representative Mark Allen was present. It was explained that all 11 items were addressed in the letter provided from Consultant Graves. The applicant is also in receipt of the draft decision. The applicant has no problem with the comments noted in peer review. The applicant was in front of Conservation Commission. The plans have been revised to address the comments.

Close Hearing:

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted to close the hearing (4-0).

Project Approval:

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted to approve the project (4-0).

Decision:

On a motion made by Jim Smith, seconded by Joe Leonardo, the Board voted to approve the decision with revisions (4-0).

Waiver #1:

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted to approve waiver #1 as written (4-0).

Waiver #2:

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted to grant waiver #2 as written (4-0).

Waiver #3:

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted to grant waiver #3 as written (4-0).

The Board discussed the revising of language to specify “building permit” and not occupancy permit. The Board wants to make sure the road is built to specifications before occupancy permit. This will be a private road.

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted to approve the decision as provided with revisions (4-0).

Continued Public Hearing 869 Quaker Highway – Special Permit Modification:

The Chairman opened the continued hearing for 869 Quaker Highway.

The applicant is in receipt of the peer review comments from Graves Engineering. The applicant is in the process of addressing the comments.

The Board and applicant are in receipt of the draft decision. The applicant has no issues with what was written in the decision.

Close:

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to close the hearing for the Special Permit and Stormwater Permit (4-0).

Special Permit Decision:

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to grant a Special Permit to 869 Quaker Highway (4-0).

Stormwater Permit Decision:

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to grant a Storm Permit to 869 Quaker Highway (4-0).

Stormwater Permit Decision:

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to grant a Storm Permit to 869 Quaker Highway (4-0).

Waivers:

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to approve the waivers for 869 Quaker Highway (4-0).

Minutes:

The minutes will be approved at the next meeting.

ZP Battery – 186 Providence Street – Special Permit Modification:

The Board is in receipt of an application for a Special Permit Modification for ZP Battery 186 Providence Street. The drainage had been reduced. The technology has also changed.

The applicant is in receipt of the comments from peer review and has no issues with the noted comments.

On a motion made by Joe Leonardo, seconded by Jim Smith, the Board voted unanimously to approve the modification for 186 Providence Street (4-0).

OTHER BUSINESS:

Fafard:

The Board was made aware that there was a meeting with Fafard. The applicant will be addressing the issues on site.

Trowbridge bond:

The Board is still not in receipt of the Trowbridge Bond.

Cobblers Knoll:

The Chairman will be meeting with the Board of Selectmen about Cobbler's Knoll.

Adjourn:

On a motion made by Jim Smith, seconded by Joe Leonardo, the Board voted unanimously to adjourn the meeting at 8:00 pm.

Respectfully Submitted,

Amy Sutherland