

**Wednesday, November 3, 2021**  
**Uxbridge Planning Board Meeting Minutes**  
**21 South Main Street, Room 205**  
**Uxbridge, MA 01569**

REC'D UXB TOWN CLERK  
2021 DEC 13 PM 2:43

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

**617 Quaker Highway – Special Permit**

The Chairman opened the public hearing for 671 Quaker Highway.

The Board is in receipt of the most recent comments from Graves Engineering. The Conservation Commission provided approval on November 2, 2021. The applicant has not provided information relative to the lighting plan. There will need to be a waiver provided. The plan has included a third accessible parking space and aisle. The applicant is requesting a waiver from a traffic study. There was a revision to the flared end rip rap outlet construction detail on Sheet C-6.0 to specify the median stone diameter. The Board would like the Fire Chief to provide a comment on the cistern. There was a comment about the O & M plan which would include example inspection logs but the recordkeeping and reporting requirements need to be met. The Board was provided with the waiver list. The radius of the entrance was increased. The Board would like the opening as wide as possible and would recommend 40 feet (going south). The applicant will provide this to Mass Highway. The plan does indicate snow storage in the back corner. There is a dumpster pad at the back of the building.

There were no comments from the public.

It was recommended that the hearing be continued and have a draft decision for the next meeting on November 17, 2021.

**On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted unanimously to continue the hearing to November 17, 2021 at 7:00 pm.**

**35 Commerce Dr:**

The Chairman opened the hearing for 35 Drive.

The applicant has received the response letter from Consultant Graves. There were 44 comments from the Consultant which needed to be addressed.

There were no issues with comments and working on addressing the stormwater concerns. The calculations are being reviewed to make sure it complies. The response was provided today and will comply and did not make changes and did not provide plans. Graves does not have the plans to date. The final plans have not been provided. There were 44 items which the applicant needed to address. The applicant will make sure there is a revised plan set by the next meeting. The stormwater comments seem very significant. The applicant did not receive any further comments from the DPW about the street drain and easement. The Town Planner will follow-up with DPW Director on this item.

This will be difficult to have a decision by November 17, 2021 with the number of outstanding issues which still need to be addressed. It was suggested that a conference call happen with all parties for all are on the same page regarding what needs to be done.

**On a motion made by Barry Hauck, seconded by Eli Laverdiere , the Board voted unanimously to continue the hearing to November 17, 2021 at 7:00 pm.**

### **234 Happy Brook Preserve:**

The Chairman opened the hearing for 234 Happy Brook Preserve.

The Engineer Mark Allen was present. The project site is comprised of a 19.5 acre parcel located within the agricultural zone. This land is owned by Baca Pond Realty Trust. The front portion of the site has a gravel cart path that reaches the center of the property. There are wetlands on the eastern site of the property. Those wetlands were flagged. There was soil testing completed. The design consists of the creation of two new lots. The oversized lots will be 8 and 11 acres and will derive their legal frontage and access from a new dead-end roadway. The length will be approximately 360 feet terminating in a hammer head style cul-de-sac. The roadway will be private with a 20-foot-wide asphalt surface. The applicant will be seeking waivers from the performance guarantee, pavement width, curbing, and sidewalks

The applicant will be addressing the comments by the next meeting. The revised plans will also be provided.

The Board would like to make sure there is a mechanism in place to keep the applicant accountable if there is no bond in place. There could be a condition that the roadway be built before the lots are released.

No comments from public.

**On a motion made by Jim Smith, seconded by Barry Hauck, the Board voted unanimously to continue the hearing to November 17, 2021 at 7:00 pm.**

### **869 Quaker Highway- Special Permit Modification:**

The Chairman opened the hearing for the Special Permit Modification for 869 Quaker Highway.

The applicant was present. It was explained that there is a need for the parking lot expansion. This modification is for the existing employee parking field on the northern side of the building in order to provide additional trailer parking for the facility. The existing drainage will be modified to account for the additional impervious surfaces.

The applicant will be addressing the comments from Graves Engineering and will supply revised plans for the next meeting.

There were no comments from the public.

**On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted unanimously to continue the hearing to November 17, 2021 at 7:00 pm.**

### **Minutes:**

**On a motion made by Eli Laverdiere, seconded by James Smith, the Board voted unanimously to continue the hearing to October 13, 2021 at 7:00 pm.**

### **General Business:**

#### **15 Brown Terrace:**

The Chairman recused himself for acting on the ANR Plan.

The Board is in receipt of the ANR Plan for 15 Brown Terrace.

The Board reviewed this plan and it communicated that it does not have enough frontage on the second lot.

It was advised that the applicant reach out to the Town Planner to discuss the possibilities for this lot.

The Board did not endorse the plan.

### **OTHER ITEMS:**

#### **Cobblers Knoll:**

The Board at the last meeting asked that a certified letter be sent to the contractor. There is currently a Cease and Desist on the property. The Town Planner communicated that the Town Administrator has provided authorization for him to consult with Town Counsel.

#### **Tea Party:**

There was a recent meeting with Tea Party. There was a recommendation to have a Cease and Desist placed on this property since the drainage is not working. The applicant was going to supply a modification but to date this has not been provided.

**On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted unanimously to issue a Cease and Desist on Tea Party.**

The Town Planner will provide a letter. There has already been provided a Cease and Desist from Conservation Commission.

**Trowbridge Bond:**

The Town has not seen the bond.

**Forest Glen:**

The Board was informed that there was a meeting regarding Forest Glen. The project manager has been in touch with the Town Planner. The applicant will be addressing the comments regarding the water and sewer. This will all need to be inspected.

**Adjourn:**

**On a motion made by Eli Laverdiere, seconded by Barry Hauck, , the Board voted by unanimously to adjourn the meeting at 8:20 pm.**

Respectfully Submitted,

Amy Sutherland  
Recording Secretary  
Approved 12.8.21