

**Thursday, November 12, 2020
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

REC'D UXB TOWN CLERK
2021 FEB 3 AM 10:03

REMOTE MEETING

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

Pursuant to Governor Baker's Orders imposing strict limitations on the number of people that may gather inside in one place, attendance by members of the public will be limited due to the size of the meeting space. All persons attending this meeting are required to wear a face covering, unless prevented by a medical or disabling condition. Meeting access via ZOOM is also provided and members of the public are encouraged to use ZOOM for the opportunity for public participation; information for participating via ZOOM is included on the Agenda.

The Chairman opened the meeting at 7:00 pm.

CONTINUED PUBLIC HEARING:

FY20-09, Elmdale Estates, Definitive Subdivision Application:

The Owner and applicant of record, ARIS Group, LLC, is seeking approval of a Definitive Subdivision Plan to create 19 Residential Building Lots, 3 Parcels, the extension of Old Elmdale Road, the creation of 2 roadways yet unnamed, with associated drainage, grading, and utilities. 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 Residence-C zone.

FY20-09EP, Excavation Application:

The Owner and applicant of record, ARIS Group, LLC, is seeking an Excavation Permit to remove 412,746 cubic yards of sand and gravel with excavation/exportation to continue until completion, stabilizing areas once proposed grade is achieved. 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 Residence-C zone.

The representative for the applicant has supplied a letter seeking a continuation for the meeting to be held on Wednesday, December 9, 2020 at 7:00 pm. The Board informed the applicant representative that this hearing has been continually continued and it is recommended that the applicant is informed that the Board needs updated plans by the next meeting or the applicant should withdrawal the application without prejudice.

The applicant will be in front of the Conservation Commission for their next meeting to be held on December 8, 2020.

On a motion made by Joe Leonardo, seconded by James Smith, the Board voted by roll call to continue the hearing for Elmdale Estates to December 9, 2020 at 7:00 pm.

Roll Call Vote:

James Smith	aye
Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

PUBLIC HEARING:

FY21-11-SW Stormwater Permit Application:

The Chairman opened the hearing for 50 Depot Street.

The Board is in receipt of the following:

- Comments from Graves Engineering dated November 30, 2020
- Application for Stormwater Permit Application

The applicant representative from Andrews Survey and Engineering, Inc, Jude Gauvin was present. He provided a screen share for the Board members. The presentation began with the representative Gauvin explaining that the owner of record, Rass Depot St. LLC, DBA Capron Self-Storage Trustees are seeking a Stormwater Permit for a proposed disturbance of 171,500 sf and the creation of 113,345 sf. of impervious area. The property is located at 50 Depot Street, Uxbridge, MA 01569. The properties are shown on the Town of Uxbridge Assessor's Map 25, Parcels 1095. The titles to said land are recorded in the Worcester Registry of Deeds, Book 62803 Page 52. Properties are located in the Industrial-Agricultural Zone. The Engineer explained that the applicant is looking to put in 6 new self-storage building on the property. The majority of the site will be paved. The run off will go into underground storage chambers. The proposed design is to handle the 100-year storm. Based on the review, the infiltration basin has been removed from the design along with the sediment forebay. A comment was mentioned that the abandoned railroad track that runs along the western property which divides the site from the adjacent site and acts as a high point directing stormwater in either direction. The site was observed during a rain event and rain was not observed. There was also a question about the where the frontage for this will be. There needs to be proper frontage to be able to get a building permit. There was also discussion about the easement. This is currently an existing use. The applicant informed the Planning Board that they are also meeting with the

There were no further comments from the public.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted by roll call to continue the hearing for 50 Depot Street to December 9, 2020 at 7:00 pm.

Roll Call Vote:

James Smith	aye
Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

PUBLIC HEARING:

FY21-11-SW FY21-12-Special Permit Application:

The Chairman opened the public hearing for 44 Hollis Street.

The Engineer on the project is Andrews Survey and Engineering, Inc. The representative provided a share screen. The owner of record, Stephen Benoit is seeking a Special Permit for construction of single-family dwelling. The property is located at 44 Hollis Street. The properties are shown on the Town of Uxbridge Assessor's Map 20, Parcels 4232. The titles to said land are recorded in the Worcester Registry of Deeds, Book 57536 Page 187. Properties are located in the Residential Commercial Zone.

The Board reviewed the application. This application meets the requirements for the granting of a special permit. The parcel has excess frontage (156). There is also over 2 acres on this site. The house location will be in back. This application was in front of Conservation Commission and the Order of Conditions were issued in May 2020. The Board of Health has also approved their application.

The Chairman opened up the meeting to public comments.

There were two members who spoke in opposition of this application due to concerns about the the wetlands, and truck traffic.

It was communicated that the wetlands are the jurisdiction of the Conservation Commission.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted by roll call to close the hearing for 44 Hollis Street.

Roll Call Vote:

James Smith	aye
Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted by roll call to close the hearing for 44 Hollis Street and a decision will be written.

Roll Call Vote:

James Smith	aye
Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

PUBLIC HEARING:

The Chairman opened the public hearing for the Warrant Articles.

ARTICLE 12: AMEND THE ZONING BYLAWS BY AMENDING ZONING TABLE OF USE REGULATIONS & ZONING TABLE OF DIMENSIONAL REQUIREMENTS

To see if the Town will vote to Amend the Zoning Bylaws by Amending Table A Zoning Table of Use Regulations, and Table B Zoning Table of Dimensional Requirements as printed in the attachment, or take any other action relative thereto. **SPONSOR:** The Planning Board

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted by roll call to support Article 12 as written.

Roll Call Vote:

James Smith	aye
Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

ARTICLE 13: ZONING BYLAW REVIEW:

The Chairman presented the following article which is to:

To see if the Town will vote to amend the Zoning Bylaws by adding a new Section 400-43, entitled Mixed Commerce Overlay District (MCO) Zoning, amending the Zoning Map, amending Table, A Zoning Table of Use Regulations and amending Table B Zoning Table of Dimensional Requirements, all as printed in the attachment, with the addition of a footnote to the MCO column of the Table of Uses to read as follows "Uses allowed as a matter of right in the MCO district are required to file application materials and undergo review as detailed in Section 400-43, and may also be required to submit to Site Plan Review.", or take any other action relative thereto. **SPONSOR:** Department of Economic Development and Planning Board

The Planning Board communicated that Article 13 needs further refinement and recommends that this be passed over at town meeting.

ARTICLE 14: CITIZEN'S PETITION -ACCEPT TUCKER HILL ROAD AS A PUBLIC WAY

Vice Chairman Smith recused himself from discussion of Article 14.

The Chairman reviewed Article 14 which is to see if the Town will vote to accept a public way the street known as Tucker Hill Rd. as laid out by the Board of Selectmen in the name and behalf of the Town to acquire by gift, easements, and appurtenant rights in and for said way for the purpose for which public ways are used in the Town; or take any action relating thereto.

SPONSOR: Citizen's Petition.

It was explained that since the Town Meeting has been moved to December 15, 2020, this item can be further addressed at the Planning Board meeting to be held on December 9, 2020.

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by roll call to continue the discussion on Article 14 to the Planning Board meeting to be held on December 9, 2020 and the article will be withdrawn

Roll Call Vote:

Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

ARTICLE 15: CITIZEN'S PETITION -ACCEPT MASLOW'S WAY AS A PUBLIC WAY

Vice Chairman Smith recused himself from discussion of Article 15.

The Chairman explained Article 15 which is to see if the Town will vote to accept a public way the street known as Maslow Was. as laid out by the Board of Selectmen in the name and behalf of the Town to acquire by gift, easements, and appurtenant rights in and for said way for the purpose for which public ways are used in the Town; or take any action relating thereto.

SPONSOR: Citizen's Petition.

It was explained that since the Town Meeting has been moved to December 15, 2020, this item can be further addressed at the Planning Board meeting to be held on December 9, 2020.

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by roll call to continue the discussion on Article 15 to the Planning Board meeting to be held on December 9, 2020 and the article will be withdrawn.

Roll Call Vote:

Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

GENERAL BUSINESS:

Vice Chairman Smith rejoined the meeting.

ANR Plan – West River Homes, LLC:

The Board is in receipt of an ANR Application for West River Homes LLC. A share screen was provided by Engineer Steve O'Connell. The only change noted on the plan was the moving of the property line.

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by roll call to continue the discussion on Article 15 to the Planning Board meeting to be held on December 9, 2020 and the article will be withdrawn.

Roll Call Vote:

James Smith	aye
Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

The Vice Chairman stepped down as a member of the Planning Board.

Tucker Hill Estates Phase II – Tri Party Agreement

The Planning Board is in receipt of a Tri Party Agreement for Tucker Hill Estates Phase II. This agreement is dated November 12, 2020. The applicant is working towards project completeness. The members were also in receipt of a revised construction estimate dated November 12, 2020 from Graves Engineering. The estimate total was \$8,220.00. The amount noted hydroseeding, regrading roadside swale and removing the rip rap. The rip rap modification was agreed upon for the revised bond amount is \$7,020,00.

Some of the members went to the site and communicated that things look good at the site.

Modification:

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted by roll call vote to approve the modification on the driveway from (2) 12-inch pipes to (4) 8 inch pipes.

Roll Call Vote:

Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

Bond Reduction:

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted by roll call vote to approve the bond reduction from \$8220.00 to \$7,020.00 for Tucker Hill Estates.

Roll Call Vote:

Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye

Engineer Steve O'Connell communicated that there is a small bond for Tucker Hill Way in Phase 1 for \$5000.00 which needs to be released. There was a letter dated November 4, 2020 provided to the Board.

Vice Chairman Smith rejoined the meeting.

CMRCP:

The Planning Board is recommending Eli Laverdiere as a member for the CMRCP.

On a motion made by Barry Desruisseaux, seconded by Joe Leonardo, the Board voted by roll call to appoint Eli Laverdiere as a member for the CMRPC.

Roll Call Vote:

Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye
James Smith	aye

Autumn Vista/Ridgewood Estates – Determination of Completeness

Turning Point Engineer, Steve O’Connell was present seeking Determination of Completeness for Autumn Vista/Ridgewood Estates. The Board was in receipt of the review letter from Graves Engineering. It was explained that the lower basin #1 on subdivision was redesigned during construction and the outlet pipe was diverted. Graves engineering recommended that an easement is needed. Engineer O’Connell disagrees since the swale has already been there. A screen share was shown. The DPW performed an inspection on October 14th and 19th. A letter from the DPW dated October 23, 2020 was provided.

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted by roll call to support the Determination of Completion.

Roll Call Vote:

Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye
James Smith	aye

Autumn Vista/Ridgewood Estates: Rifleman Way and Brady Court:

Turning Point Engineer, Steve O’Connell provided a memo dated November 10, 2020 formally seeking that the Planning Board vote to reduce the current bond estimates for Rifleman Way and Brady Court to \$2,500.00 each. There was a screen share provided.

All of the work listed on the most recent bond estimates dated October 24, 2019 have been completed. The developer has agreed to keep a small bond of \$2,500.00 for each roadway to address some concerns about grass growth around the stormwater basins.

On a motion made by James Smith, seconded by Joe Leonardo, the Board voted by roll call to reduce the current bond estimates for Rifleman Way and Brady Court to \$2,500.00 each.

Roll Call Vote:

Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye
James Smith	aye

NEXT PLANNING BOARD MEETING:

- December 9, 2020

ADJOURNMENT:

On a motion made by James Smith, seconded by Joe Leonardo, the Board

voted by roll call to adjourn the meeting at 9:07 pm

Roll Call Vote:

Eli Laverdiere	aye
Joe Leonardo	aye
Barry Hauck	aye
Barry Desruisseaux	aye
James Smith	aye

Prepared by,
Amy Sutherland
Recording Secretary