

Wednesday, June 8, 2022
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

Members	James Smith Chairman	Barry Hauck Vice Chairman	Eli Laverdiere	Joe Leonardo	Rory St. Pierre
Attendance	X	X	X	X	X

Also Present: Jack Hunter, Town Planner

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

867 Quaker Highway, Special Permit:

The Public Hearing for 867 Quaker Highway was opened.

The applicant was present. He is seeking a special permit for a contractors yard. This will include an area for dumpsters, parking of trucks and in the future renovation with bays. The applicant does not intend to have full dumpsters on site. There will be three trucks on site. This road is private. The site is not visable to the public.

An abutter was present asking about the wetlands. This project does not fall within the jurisdiction of the abutter. The application was provided to the Board of Health who had no comments. The screen share of the site was shown. The owner of the parcel id Flag RV. The applicant is buying a portion of the site. This has a condo association. The Board would like the applicant to provide the purchase and sale.

The Town Planner will draft a decision to be acted on at the meeting on June 22, 2022.

On a Joe Leonardo, seconded Eli Laverdiere, the Board voted unanimously to continue the hearing to June 22, 2022 at 7:00 pm.

Minutes:

May 24, 2022:

- The minutes will be approved at the next meeting.

General Business:

Rod and Gun Club:

The applicant continues to work on the outstanding items.

Cobblers Knoll:

Cobbler's Knoll will remain on the agenda until the issues are addressed. The Board would still like to get correspondence from the Fire Chief about the 40 gallon cistern. The Town Planner will follow-up. The Fire Chief did provide verbal acknowledgement that he is fine with the 40 gallon cistern.

Right of First Refusal - 95 Mill Street:

The Board is in receipt of paperwork from the Board of Selectmen regarding 95 Mill Street Right of Refusal. – estate home- provide a memo. Releases are not usually on homes. This is 2.5 acres. This was shown on the share screen. The packet provided by the BOS does not have the house on it. The Board does not recommend acting on 95 Mill Street Right of First Refusal.

Ledgemere:

The Board is in receipt of the decision. Graves has indicated that there are no further items to address. The DPW is in agreement with what has been done. It was suggested that the project provided a new SWPP and NOI prior to May 18, 2022. There needs language in decision that the SWPP must be provided prior to construction. The NOI falls under the Commissions jurisdiction. The changes will be made to the decision and voted at the next meeting.

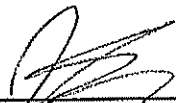
There needs to be a rip rap swale near basin 2 and is in disrepair. The town planner will write a letter that this needs to be addressed. The Board would like the items fixed before the decision is issued. The hearing was closed at the last meeting. The representatives from Ledgemere will be invited to the June 22, 2022 meeting.

On a motion made by Rori Stumpf, seconded by Joe Leonardo, the Board voted to adjourn the hearing at 7:53 pm.

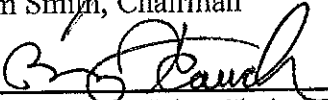
Respectfully Submitted,

Amy Sutherland
Recording Secretary

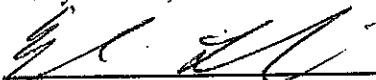
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Jim Smith, Chairman

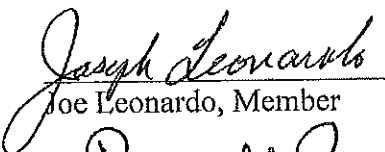


Barry Hauck, Vice Chairman

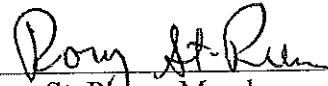


Eli Laverdiere, Member

Eli Laverdiere, Member



Joe Leonardo, Member



Rory St. Pierre, Member

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