

Wednesday, August 23, 2023
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

REC'D UXB TOWN CLERK
2023 SEP 26 AM 7:48

Members	Eli Laverdiere Chairperson	Rory St. Pierre Vice Chairman	Lauren Steele Clerk	Craig Haringa Member	Tariq Fayyad Member
Attendance	Zoom	X	X	X	

Also Present: Jack Hunter, Town Planner
Dylan Lindholm, Assistant Town Planner

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

The Vice Chairperson opened the meeting at 7:00 pm.

General Business:

Freedom Way:

The Board was informed that there has been the establishment of bond by the applicant for the for detention basin. At this point Consultant Graves has not finished their review. There was an estimate provided from the DPW for the entire site. This will be discussed at the next Planning Board meeting on September 13, 2023.

Cobbler's Knoll:

The Board was provided with an update on Cobbler's Knoll.

The applicant has hired Steve O'Connell from Turning Point Engineering to help with the addressing the punch list items.

Engineer O'Connell provided an update on the following items:

- Currently repairing the sidewalk in Phase 1
- Paving up to the cistern (scheduled for Saturday -roadway and apron)
- Constructing the emergency access road (80-90% prepped)
- Surveying the open space boundary (will be completed)

The Board was informed that the Notice of Intent has not been completed. There has been a Cease and Desist issued for the whole project. Engineer O'Connell will be working with the applicant to submit the NOI.

This will remain as an agenda item and will be discussed again at the September 13, 2023 meeting.

Donna Court recommendation for Road Layout:

The Engineer from DiPrete was present on zoom along with the DPW Director Ben Sherman. The Town Planner provide an update on Donna Court and the road layout. There continue to be

outstanding issues noted in the email provided by the DPW. The DPW is not prepared to recommend the road layout at this point. There continues to be standing water and erosion which needs to be resolved. The project is considered a legacy project. The Attorney for the applicant was present. This project was originally permitted in 2007 with revisions. There was an attempt in 2014 to prepare this road for street acceptance but due to unfinished items, it was not accepted. In 2016, the town assumed maintenance but did not approve the road. The plowing was secured by a contractor and the entity was continued as a corporation for another year. The current corporation will dissolve at the end of this year since they are running out of money. The current issue is that there needs to be crack sealing, basin needs to be cleaned and the existing rip rap needs to be removed. The current Order of Conditions need to be closed and a Certificate of Compliance needs to be issued if it meets the requirements. DiPrete sent a letter dated August 14, 2023 with sample language for certification. The applicant will reconstruct the basin so that the COC can be issued. There has been a recent issue with the outfall which has eroded. This will be repaired. There was a suggestion by DiPrete to have funds of \$2,000.00 be provided to the DPW to cover the cost of the traprock. DPW Director communicated that there has been progress of work done on site. There was a memo he prepared back in 2022 about the outstanding issues. There was no movement on this letter from the applicant. There were amphibians in the forebay for some time. There continues to be still water in this location along with erosion. This is not functioning as intended. The basin should be dry within 72 hours after a rain event. There is enough volume to handle this. The Board would like this to be resolved prior to town acceptance. The applicant has until September 13, 2023 which is the next Planning Board meeting. The Engineers will discuss a resolution outside of the meeting. It was noted that the Planning Board did not utilize Graves back in 2007 when this project started. Mr. Sherman communicated that the road condition is acceptable, but the issue is the water in the basin. There was not a bond put in place back in 2007.

The applicant will be at next meeting on September 13, 2023.

There was no action taken.

Campanella Road Acceptance:

The Board was informed that the applicant met with the Director of Public Works and the Town Planner. There continue to be outstanding issues which need to be addressed before this can be accepted. These items will not be able to be resolved prior to the September 13, 2023 meeting.

It was recommended that there be no action taken.

This will be discussed again at the September 13, 2023 meeting.

Update from Fafard:

Attorney Roeloff was present by zoom to provide an update to the Board. Guerriere and Halnon Engineer Dale Mackinnon was also present.

The Attorney provided a screen share which outlined the outstanding items. This included Basin 3, Armond Slope, and Lot 15. There was an incident with a massive rainstorm on July 10, 2023. This caused a sink hole, along with sediment which ran into the wetland/stream. There is

continued work being done with the Conservation Commission to fix this issue. An image of this was shown on the screen share. The applicant is working with Graves to resolve the issue. The Conservation Commission has hired BSC Group who is putting together a remediation plan. Another recent event included the rain event from August 13, 2023. This was also shown on the screen. The Conservation Commission and other Town Staff went to site after this event. An outline was provided to the Board of the steps which will be taken to address this recent rain event. The pipe seems to be the issue. There was a recommendation to have a camera inserted to video any blockage. The Board was concerned that in regard to Lot 15, the applicant did not let the town know of the problem with the rain event. The restoration plan for this area is also being reviewed by BSC. The stormwater for Basin 3 will be reviewed. The applicant, engineer and staff have been meeting on a biweekly basis to address the various items. There has been a stop work order issued. The next internal meeting to discuss this will take place on September 6, 2023. This will remain as an agenda item until resolved.

Approval of Minutes:

August 9, 2023:

On a motion made by Lauren Steele, seconded by Craig Haringa, the Board voted to approve the minutes from August 9, 2023. (4-0)

Minutes from Previous Meetings:

The Board was informed that the Town Administrator has asked the current secretary to go back to a few of the 2020 meetings to transcribe from the meeting videos since the previous secretary did not complete these. There were no current members on the Board except for Eli Laverdiere. There was consultation with Town Counsel that it is fine to approve these since it is a summary of the meeting topics and not a transcription. There was a suggestion that the members review the videos separate and review the draft minutes prepared. This will be discussed further at the next meeting.

Worcester Registry of Deeds:

The Board needs to sign a new document for the Worcester Registry of Deeds. The members at the meeting signed, but member Laverdiere will still need to sign. Once signed this will be mailed to the registry.

Next Meeting: September 13, 2023.

Adjourn:

On a motion made by Eli Laverdiere, seconded by Craig Haringa, , the Board voted unanimously to adjourn the meeting at 8:46 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved September 13, 2023

