

**Wednesday, August 26, 2020  
Uxbridge Planning Board Meeting Minutes  
21 South Main Street, Room 205  
Uxbridge, MA 01569**

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

This meeting was conducted by zoom.

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

**Continuation Elmdale Estates Definitive Subdivision Application/Excavation Permit:**

The Board is in receipt of a request for a continuation for the Elmdale Estates Definitive Subdivision Application and Excavation Permit.

**On a motion made by Jim Smith, seconded by Joe Leonardo, the Board voted by Roll Call to grant a continuation for Elmdale Estates Definitive Subdivision application and Excavation Permit to the next meeting.**

**Roll Call Vote:**

**Barry Desruisseaux    aye**  
**Jim Smith                aye**  
**Joe Leonardo           aye**  
**Eli Laverdiere         aye**  
**Barry Hauck            aye**

No comments will be made on any of those hearings since they are continued.

**CONTINUATION PUBLIC HEARING:**

**515 Douglas Street, 435 Douglas Street & Hazel Street – Special Permit Application for Major non-residential development, Special Permit for Warehouse, Stormwater and Fill/Importation Permit for applicant Campanelli Development VI LLC:**

The Chairman opened the hearings.

The Engineer Russell Dion and team were representing the applicant. The current application is for the expansion of Lot 5. The potential use of tenant would be amazon center. The center is to receive and sort supplies to various zip codes around the area. The applicant explained that there were two neighborhood meetings conducted. This meeting with neighbors allowed the team to present and the neighbors were able to ask questions. The Engineer communicated that the discussions for this evening will involve an overview of the project and also an overview of traffic. This area was identified as an area for Economic Development and the Town received

funds for this. A screen share of the site was shown. The goal of the plan is to limit the amount of construction vehicles in and out of site. The large retaining walls on site are needed to set grades and to keep buffers for the wetlands and other properties. The lighting on the site will be modern LED fixtures which will face downwards. There will be no light spillage off the site. The lighting will also be in the parking area. The next plan shown was related to transportation. MDM Robert Michaud was present to explain the locations of the study. These were taken from typical conditions prior to covid. The volumes are representative of typical volumes. The report took into account the full development of site and other area potential projects in process. Those volumes were included in the analysis. Most of the trips would be employee activity. There are not high levels of truck activity or smaller vans. There will be about 4-6 tractor trucks coming into site and leaving over an hour. It was explained to the Board that the peer review for this project is not completed at this time but should be available at the next meeting. It was explained to the Board that there will be underground infiltration. There is a full stormwater report which was designed to meet the DEP requirements and consists of standard features such as catch basin deep pumps, water quality devices, and recharge systems. The goal of the stormwater system is to have no net increase impact.

A question was asked about the entrance stacking of the trucks. It was explained that there will be three lanes. The capacity of lanes can have 20 cars in cue at a time. There were comments provided to the Board to make sure Douglas Street does not have any unnecessary congestion. The potential uses only accepts six trucks an hour. The applicant does not anticipate using all three lanes. The applicant is currently going through the MEPA process. The applicant will be doing a Noise study. The Board was informed that the east lot is not being used. The north lot will have a permanent conservation restriction. The Board is waiting for peer review responses from Graves before commenting. There are commitments from MA DOT to monitor the interchange round about area. This project has been identified as a project with expediated local permitting and a priority project from the EDC.

**On a motion made by Jim Smith, seconded by Joe Leonardo, the Board voted by roll call to continue the hearing to the next meeting once the review comments from Graves are provided.**

**Roll Call Vote:**

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

**BUSINESS:**

**Subdivision Application, Zipp Industrial Dr., 290 Millville Road, 100 Acres LLC:**

The Board discussed that there was a waiver request presented and discussed at the last meeting. This is now noted on the plan as requested.

**On a motion made by Jim Smith, seconded by Barry Hauck, the Board voted by Roll Call vote to approve the Subdivision Application for Zipp Industrial Dr as presented.**

**Roll Call Vote:**

<b>Barry Desruisseaux</b>	<b>aye</b>
<b>Jim Smith</b>	<b>aye</b>
<b>Joe Leonardo</b>	<b>aye</b>
<b>Eli Laverdiere</b>	<b>aye</b>
<b>Barry Hauck</b>	<b>aye</b>

**Waiver:**

**On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted by Roll Call vote to waiver as noted in memo for Zipp Industrial Dr as presented.**

**Roll Call Vote:**

<b>Barry Desruisseaux</b>	<b>aye</b>
<b>Jim Smith</b>	<b>aye</b>
<b>Joe Leonardo</b>	<b>aye</b>
<b>Eli Laverdiere</b>	<b>aye</b>
<b>Barry Hauck</b>	<b>aye</b>

**Stormwater & Special Permit Application, Zipp Industrial Dr., 100 Acres LLC:**

The application was further reviewed, and the Board has no issues with the issuance of the stormwater application.

**On a motion made by Jim Smith, seconded by Barry Hauck, the Board voted by Roll Call vote to approve the Stormwater Application and Special Permit for Zipp Industrial Dr as presented.**

**Roll Call Vote:**

<b>Barry Desruisseaux</b>	<b>aye</b>
<b>Jim Smith</b>	<b>aye</b>
<b>Joe Leonardo</b>	<b>aye</b>
<b>Eli Laverdiere</b>	<b>aye</b>
<b>Barry Hauck</b>	<b>aye</b>

The decision will be drafted and reviewed at the next meeting.

Member Hauck recused himself from discussion.

**Tea Party Drive: bond and ANR application**

The representative from G & H Jeff Stefanic was present to explain the ANR application for Tea Party. Angela Conforti was present explaining that this application is for the west side of Tea Party Drive. There was a screen share of this site.

There was discussion about the ANR application.

**On a motion made by Jim Smith, seconded by El Laverdiere, the Board voted by Roll Call vote to approve and endorse the ANR for Tea Party Drive for Lots noted in letter.**

**Roll Call Vote:**

<b>Barry Desruisseaux</b>	<b>aye</b>
<b>Jim Smith</b>	<b>aye</b>
<b>Joe Leonardo</b>	<b>aye</b>
<b>Eli Laverdiere</b>	<b>aye</b>

**On a motion made by Jim Smith, seconded by Eli Laverdiere, the Board voted by Roll Call vote to except the bond from Fafard for Tea Party Drive.**

**Roll Call Vote:**

<b>Barry Desruisseaux</b>	<b>aye</b>
<b>Jim Smith</b>	<b>aye</b>
<b>Joe Leonardo</b>	<b>aye</b>
<b>Eli Laverdiere</b>	<b>aye</b>

The mylars will be at the town clerk office

Member Hauck rejoined the meeting.

A resident (no full name stated) asked a procedural question about if the Town going to continue zoom or when will there be open in person participation available at a regular meeting.

The Board communicated that they prefer to have meetings in public. The Town Manager noted we are limited to large gatherings still and are approaching covid limits for participating being 23 and 18 depending on limits. The Board is exploring looking into potentially holding meetings at the high school auditorium.

Resident, Pat Stephen had question about process on how the application is evaluated and how are the continuance hearings are handled. He also asked if there is a point when the applicant is not responsive and the timeframe to respond is not acted upon. Mr. Stephen also asked what happens with the continuance based on the statue. He further asked, when will residents still be able to ask questions even if there are continuations. The final concern is that residents be able to see all the submitted documents and the abutters would like this to be uploaded when provided to the Board.

The Town Manager explained that he is in the process of hiring someone to take work part-time in the Planning Board office. This hire is anticipated to begin after Labor Day.

The Chairman communicated that the Board tries to complete the work within the timeframe. All residents are able to comment during the next hearing and can ask questions at any part of the hearing.

Resident, Frank Zersky asked, when did the Board originally hear about the warehouse project from the applicant.

The Chairman communicated that he got the paperwork and was informed about this warehouse when there was an EDC meeting and Mr. Gallinari communicated this information to those who attended. It was also mentioned during a departmental meeting in house.

coordinator during their meeting, there was a departmental meeting where it was presented. He Board did not see it prior. There was a zoning change in 2019 from a warehouse prohibited use to an approved use.

There are no minutes to approve.

**Adjourn:**

**On a motion made by Jim Smith, seconded by Eli Laverdiere, the Board voted by Roll Call vote to adjourn the meeting.**

**Roll Call Vote:**

<b>Barry Desruisseaux</b>	<b>aye</b>
<b>Jim Smith</b>	<b>aye</b>
<b>Joe Leonardo</b>	<b>aye</b>
<b>Eli Laverdiere</b>	<b>aye</b>
<b>Barry Hauck</b>	<b>aye</b>

The meeting adjourned at 8:32 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretar  
Approved 9.27.23

