

**Wednesday, September 9, 2020  
Uxbridge Planning Board Meeting Minutes  
Uxbridge High School 300 Quaker Highway  
Uxbridge, MA 01569**

<b>Members</b>	<b>Barry Desruisseaux Chairman</b>	<b>James Smith Vice Chairman</b>	<b>Barry Hauck Clerk</b>	<b>Eli Laverdiere</b>	<b>Joe Leonardo</b>
<b>Attendance</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

This meeting was conducted both in person and by zoom

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

**On a motion made by Jim Smith, seconded by Joe Leonardo, the Board voted by Roll Call vote to continue the following hearings to the next meeting.**

- Elmdale Estates – Definitive Subdivision Application
- O Old Elmdale Estates – Excavation Application
- 486 & 502 Douglas Street – Special Permit Application
- 486 & 502 Douglas Street – Stormwater Permit Application

**Roll Call Vote:**

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

**CONTINUATION PUBLIC HEARING:**

**515 Douglas Street, 435 Douglas Street & Hazel Street – Special Permit Application  
Campanelli Development VI LLC:**

The Chairman opened the hearing.

The importation permit was waived, and it was recommended that this be placed on the agenda for the next meeting.

Attorney Antonellis was present by zoom representing his client.

*(There was technical difficulty throughout the meeting with the audio. )*

The applicant Engineer David Kelly was present.

The Board was provided with an update of the project.

- The applicant intends to move with the importation permit.
- The Graves review was received, and the comments are being addressed and the Board can anticipate a report next week.
- The traffic review is underway funded by applicant. The Engineer doing this report is VHB and the report should be provided next week.
- The applicant has hired TEC Environmental to complete the sound report. A verbal report has been provided. A recommendation was made to have a sound wall. The sound wall model will be analyzed and modeled.
- There was a fiscal impact study provided. It was determined that this will have a net benefit to the community. This report was provided to the Board.

The meeting was then opened to the public.

A question was asked if the meeting was opened properly.

Attorney Antonnelis representing the applicant communicated that the hearings were all opened with the exception of the soil importation permit. This cannot be discussed since not on agenda.

A question was asked if the most recent Graves peer review letter will be made available along with the other documents. The Board indicated that all documents are part of the public record and those can be provided.

The concerns remaining from residents include the following:

- Concern about water pressure at top of hill which will be needed for fire hydrant.
- The traffic reports from MDM regarding the intersection along with the southbound area has a level of service F.
- Getting out of the neighborhood is a concern with the traffic.
- Concern about a proposed fueling station for the warehouse vehicles and those vehicles possibly crossing Rt. 16 to use fueling station.

The Board responded that the applicant can't stop employees from using the fueling station, but the tractor trailers will need to take a right-hand turn.

A resident questioned the following:

- If a sound study will be done at their neighborhood. If this study takes place, the residents want to be informed since this is private property.
- There is a concern about the idling from emissions.
- Will there be autonomous vehicles at this site in the future?

Engineer Kelly responded to the residents addressing the following questions:

- The applicant committed to require that the tenants' vehicles adhere to the parking exiting plan. The applicant can't control where the employees exit.

Engineer Kelly communicated that this applicant can only control their amazon vehicles which will be required to follow the route, this will be a condition of the project. In regard to the water, this information was presented in writing to the DPW, and the applicant is waiting for their

response. This project is considered a low water user. There will be an onsite holding water tank and a fire pump system. There is a full MEPA application which is being reviewed. All were informed that the project team has met with Conservation and the hearing was opened. There is no plan for autonomous vehicles and this site was not designed for it.

**Resident Paul Balutis, 40 Taft Hill Lane:**

The concern is that the public is able to access the Graves reports to review. He wants a commitment from the Board that these will be placed into the dropbox. It was communicated that at the Conservation Commission meeting there was a revised report, and the Commission did not have a chance to review this report since it came in so late. He is requested timely access of material unfiltered. To date, Natural Heritage has not said "yes or no" to the plan. A question was asked if the Orders of Conditions will still with the property in perpetuity. Public Safety and traffic continue to be a concern. Another question was asked about the original study which recommended a turning lane. There were comments from the Chief of Police with recommendations and the resident wanted to make sure those were viewed.

The Board answered that once the Certificate of Compliance is issued for the project the Order of Conditions are removed from the deed.

The Engineer responded that the left turn lane is proposed and is on plan. The turn will ensure no cueing and will not impact the off-ramp system and is part of the proposed mitigation with a roundabout. The final configuration will be determined by MA DOT. The change to the watershed area is being checked. The stormwater systems comply with the DEP regulations. There is a recharge system and water quality measures in design.

There was a question about the habitat north of the site. This will be part of the public hearing with the Commission. MA Natural Heritage looking into this. There are no plans to use the east portion of site.

All members were informed that a part -time secretary has been hired and will be starting this week.

A question was asked about who was paying for the left-hand turn lane. The applicant is funding this along with the State.

**Resident Vincent Cataldo, 39 Andrews Dr.:**

The resident wanted to know what is in place for public safety. There was also a question about what total funds the town has received.

The applicant communicated that the applicant will not be receiving a tax break and the town is benefitting from the project.

There was a comment that this site was one for 43 D expedited permitting.

**The Zoom Comments were addressed:**

Resident David Tapscott asked what is the status with the importation permit. He also communicated that the MEPA comments were provided today and wanted to know how those comments will be included within the decision. There is a concern about the recharge quality with the paved area.

Engineer Kelly responded that the MEPA process will need to meet the land threshold for an environmental review process. There will be comments regarding review and this will be done at a local level. The northern portion of site will have protection. A detail review is ongoing.

Mr. Tapscott was informed that the importation will be addressed at the next hearing.

**On a motion made by Jim Smith, seconded by Barry Hauck, the Board voted by roll call to continue the hearing to the next meeting and the importation permit item will be on the agenda.**

**Roll Call Vote:**

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

**MINUTES:**

- There were no meetings for approve.

**Adjourn:**

**On a motion made by Jim Smith, seconded by Barry Hauck, the Board voted by roll call to adjourn the meeting.**

**Roll Call Vote:**

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

The meeting adjourned at 8:30 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary  
Approved 9.27.23