

Wednesday, April 10, 2024
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

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

Also Present: Jack Hunter, Town Planner (zoom)
Dylan Lindholm, Assistant Town Planner

The Planning Board opened the meeting at 6:00 pm.

Public Hearing: East Street Kempton Road Special Permit Retreat Lot:

The hearing for East Street Kempton Road was opened.

The applicant representative Rob Knapik was representing OMEGA Financial Services LLC/Lee Jundanian, for location at East Street & Kempton Road, Assessors Map 36, Assessor's Parcel 3895 & 4745 in Uxbridge, MA. The petitioner has submitted a special permit application pursuant to Section 400-32 to create a retreat lot. The two lots are conforming and have required frontage. Lot 2 is a reduced frontage Lot.

The Board reviewed the application. The Town Planner communicated that this application does meet the criteria for granting.

There was a question from the public on how to get the water to this area.

Town Planner communicated that the two ANR applications are for endorsement but is not dependent on public or private water. This is not in front of Board. The retreat lot also meets all the criteria for Special Permit for Retreat Lot.

The hearing was opened to public:

- A question was asked for clarification about retreat lots. It was also explained that back in 1991 there was a situation in this area where there was contaminated water. There has been issues in this area. A booster system was put in place for the houses and the town allowed this to be exceeded. The water in this area is a big problem.
- Another comment was made by Peter Demers and communicated that the Board has discussed this and decided to not grant exemptions. The Selectboard will not grant exemptions. There has been a problem here over the years. The system has been designed for 150 and not has 190 homes. There has been research done to have options for water to this area. If more homes are here, it will be a mess with the current water problems.
- It was explained that if the owner wants to develop this, they will need to go to Conservation for Lots 3 and 2 and have the stormwater issues assessed.

- Resident, 360 East Street explained that he has always got water on his property. He also wanted to know where the driveway will be going. He is concerned about the future in the area and development.
- Resident, 20 Kempton Road wanted to know who he needs to speak with about making sure this does not get pushed through. It was advised that he discuss this with the Conservation, DPW, and Building Department.
- Resident, 25 Kempton Road spoke about if there will be notification about if this process goes forward. She stated that this area is being destroyed. The Board explained that she can go to the Building Department to ask if she can be informed if any building permits are pulled for this area.

It was explained that the applicant is just dividing the property. This is only separation of land.

On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted to close the hearing. (4-0)

On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted to approve the retreat lot as presented with the noted conditions. (4-0)

ANR Plan:

The Board is in receipt of the ANR plan.

It was explained that Lot 1 and Lot 3 are in compliance.

On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted to endorse the ANR plan as presented. (4-0)

The mylars will be signed at the end of the meeting.

ANR 7 Hazel:

The ANR application from 7 Hazel was tabled from last meeting.

Attorney Rob Knapik was present to explain the application.

The plan is to divide the existing property and has cut off 1400 sq. ft. This is to divide the Dion property to create parcel a. The second plan is to provide new Lot 1, Lot 2, and Lot 3. They have the required frontage.

The Town planner had concerns about Hazel Plaza and the road. He spoke with the DPW, and this is a private toad which has been maintained for 40 years. The criteria for endorsement have been met.

Plan 1:

On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted to endorse the ANR plan noted plan 1 for 7 Hazel. (4-0)

Plan 2:

On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted to endorse the ANR plan for Lot 1 being divided into three lots.

Lot Release Eber Taft Road:

The applicant Matt Kennedy was present to ask for a lot release for Eber Taft Road. This is for three of the five lots. There was a review by Graves for amount of \$103,000.00. The two lots will remain in covenant as indicated is estimate from Graves.

**On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted to approve the lot releases for Lot 8, 9, and 10 for Eber Taft Road.
the hearing. (4-0)**

McIntyre Earth Removal Permit:

Mr. Palmer explained to the Board that his Earth Removal Permit had expired in 2022 and was issued in 2021. He explained the situation why the permit lapsed. The Town Planned explained that there will need to be a new application submitted.

Future Meeting: April 24, 2024

Adjourn:

On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted to adjourn the meeting at 6:45 pm. (4-0)

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved April 24, 2024

