

James Smith, Chairman
Barry Desruisseaux, Vice-Chairman
Barry Hauck, Clerk
Joseph Leonardo, Member
Eli Laverdiere, Member



Uxbridge Town Hall
21 South Main Street, Room 205
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**PLANNING BOARD MEETING MINUTES
MONDAY
February 12, 2020**

REC'D UXB TOWN CLERK
2020 MAY 28 AM 11:15

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, February 12, 2020**, at **7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street**, Uxbridge, MA.

Present: James Smith, Chairman; Barry Desruisseaux, Vice-Chairman; Barry Hauck, Clerk; Joseph Leonardo, Member;

Also present: Michael Gallerani, Economic Development Coordinator/Community Planner and Lynn Marchand, Land Use Administrative Assistant.

Absent: Eli Laverdiere, Member.

I. CALL TO ORDER

It being a little past 7:00 pm., the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Chair.

****Mr. Gallerani requested to be taken out of order for an "Other Business" matter. The Chair granted the request. See "Other Business".**

II. PUBLIC HEARINGS

Continued on January 22, 2020; PH opened 9/25/19

1. **FY20-01, Definitive Subdivision Application** - The Owner and applicant of record, **Lars Kiessling**, is seeking approval of a **Definitive Subdivision Plan** to create **4 Residential Building Lots**, and the creation of a roadway, **Kiessling Road**. Property is located on **85 Chestnut Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 44, Parcel 494. The title to said land is recorded in the Worcester District Registry of Deeds Book 60149 Page 231 and is free of encumbrances. Property is located in an Agricultural Zone.

a. Previously continued per applicant request and (previous) PB vote to 03/25/2020

Continued on January 22, 2020 per applicant request; PH not yet opened

2. **FY20-06 Exportation Permit Application** - **The Owner/Applicant, Immanuel Corp, P.O. Box 7021/50 Lynch Place, Cumberland, RI**, is seeking an **Earth Removal Permit** to excavate **115,054 cubic yards with a net removal of 112,588 cubic yards** at **775 Millville Rd**. The property is shown on the Town of Uxbridge Assessor's **Map 41 Parcel 3376**. The title to said land is recorded in the Worcester District Registry of Deeds Book 21529 Page 249 and Plan reference Plan Book 21529 page 249; Property is located in Residence C Zone.

a. Request to open the public hearing on 2/26/20 due to scheduling conflicts/mutual.

The Chair stated that they had received a request for a continuance to February 26th.

MOTION I: to continue the public hearing for the exportation permit until February 26th made by Mr. Leonardo. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

The Chair opened Public Hearings #'s 3, 4, & 5 together for Old Elmdale Road.

3. **FY20-09, Elmdale Estates, Definitive Subdivision Application** - The Owner and applicant of record, **ARIS Group, LLC**, is seeking approval of a **Definitive Subdivision Plan** to create **19 Residential Building Lots, 3 Parcels**, the extension of **Old Elmdale Road**, the creation of a **2 roadways yet unnamed**, with associated drainage, grading, and utilities. Property is located on **0 Old Elmdale**



PLANNING BOARD MEETING MINUTES
February 12, 2020 continued

Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residence-C zone.

****See Public Hearing summary & Motion under Public Hearing #5***

4. **FY20-09EP, Excavation Application** - The Owner and applicant of record, **ARIS Group, LLC**, is seeking an **Excavation Permit** to remove **412,746 cubic yards of sand and gravel with excavation/exportation to continue until completion, stabilizing areas once proposed grade is achieved.** Property is located on **0 Old Elmdale Road, Uxbridge, MA.** The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residence-C zone.

****The Chair opened the Public Hearing***

5. **FY20-09SW, Stormwater Permit Application** - The Owner and applicant of record, **ARIS Group, LLC**, is seeking a **Stormwater Permit for a proposed disturbance of 412,154 cubic yards (598,259 square feet) of disturbance and the creation of 128,393 square feet of impervious area.** Property is located on **0 Old Elmdale Road, Uxbridge, MA.** The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residence-A zone.

*Representing the applicant, Mr. Jude Gauvin of Andrews Engineering reviewed the changes to the Plan made since the previous application was withdrawn including the reduction of Lots from 22 to 19. A Board member asked about the grading requirements being met. Mr. Gauvin stated that it did and provided supporting detail. A member asked how much material would be exported. Mr. Gauvin said a little over 400,000 cubic yards. A member asked a question regarding increasing the width on Old Elmdale Rd. Mr. Gauvin replied he had not yet had met with the DPW director on site but that the applicant was suggesting that Old Elmdale Rd be widened due to narrow spots on the road. Another member asked about the turnaround for emergency vehicles. Mr. Gauvin reviewed the details of public safety vehicle access and stated that there would be private septic systems and public water. Mr. Gauvin remarked that the BOH Director had concerns about the proposed septic being within five feet of the groundwater. He explained that test pits had been done, other residents in the area all had septic systems that were supported, and said he felt confident that it would work.

The Chair discussed the Fire Chief's comments and stated that the Chief was okay with the other two cul-de-sacs for turnarounds. The Chair stated that the biggest concern, with the amount of trucking that would be going in, was that the road was out to 24', and if it's within the right-of-way, to be extended as far out as possible to Old Elmdale Rd. The Chair asked if there was enough room in the right of way going up to Old Elmdale Rd. Mr. Gauvin replied that he did not believe so; not without encroaching near people's properties. He commented that there were issues on the other side of the road with Conservation so that had to be considered as well. He acknowledged that some areas were 16' & 18' in some spots on Old Elmdale Rd. The Chair opined that if the road could be widened within the Town's right-of-way, and while people may have grass in that area, for safety reasons, if it's in the Town's right-of-way then the road needs to be widened. Mr. Gauvin replied that he was trying to balance that and the project goals while also being sensitive to the abutters concerned.

One of the Board members asked about repairing the damage that will be done to Old Elmdale Rd. from the trucks. The Chair suggested that at the end of the project, they could require that the road be restored prior to street acceptance to tie it all in.

The Chair asked about gas hook-up but Mr. Gauvin stated it would \$250,000 per a half a mile to extend the gas line and that they would not be doing so.

The Chair asked the Board to review the waiver list. The Board asked various questions regarding the waivers and Mr. Gauvin provided explanations for each. The Board did not have any issues with the waivers requested.



PLANNING BOARD MEETING MINUTES February 12, 2020 continued

The Chair opened up the hearing to members of the public. Abutters offered the following comments, questions, and concerns:

- concern about access to Old Elmdale Road
- safety of children in the area
- damage to the road
- if there was going to be a bus stop
- if there was going to be a sidewalk for the children to walk to the bus stop
- hours of operation limits
- how long would the project go on for
- if there was going to be a limit on the amount of material that can be taken out each day
- question regarding if the DPW director, police, and fire had been consulted and what their comments and concerns were
- question regarding whether Graves Engineering/PB third party engineer was aware that Old Elmdale Rd was the only access point and whether they could comment on the impact to Old Elmdale Rd
- dust & noise control
- truck traffic concern/traffic study request
- time frames for each phase of the proposed projects (the Chair asked about the engineer providing a projected schedule)
- phasing of the gravel removal. Mr. Gauvin stated they could do a phasing plan with stabilization at the end of each phase. (He stated they also have to file for an EPA permit because they are removing more than an acre of land in proximity of the river and provided some details of that process)
- question re: conflict of interest with having a Board member having dealings with the owner/applicant (The Chair stated he had bought some property from them in the past but that deal was done)
- safety issue with parked cars at the end of Hecla & Old Elmdale waiting for the school bus and the truck traffic
- the possibility that gravel removal would be completed without the subdivision ever being done and if there would be money put aside (surety/bond) binding them to repair the road that was damaged (The Chair stated they require a bond for the road being built and also there is surety required with an excavation permit. He indicated that the Board understood the concern and would require that there was a bond sufficient to cover repair to the existing road on Old Elmdale as well as covering the proposed roadway for the subdivision.)
- effect on abutting property's land/erosion from excavation, impact to flood plain
- concern about parked trucks and trucks waiting to enter
- blocking a driveway
- stormwater runoff
- more public discussion by the PB about the boards/depts/commissions that are providing review comments
- existing width of Old Elmdale Rd (one Board member expressed that he'd like to see DPW evaluate Old Elmdale to see if it could be widened)

MOTION I: to continue (the public hearing) to the 26th made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

III. BUSINESS

1. **Tucker Hill Estates/Tucker Hill Road** -passed over
 - a. Mylars, Street Acceptance



PLANNING BOARD MEETING MINUTES
February 12, 2020 continued

2. Eber Taft Rd

a. Mylars

The Chair stated they would do the Minutes of the Meeting first and then sign the Mylar after the meeting.

IV. ANY OTHER BUSINESS, which may lawfully come before the Board

1. Social Media, Email & Internet Policies -copies were provided to Board members that had not signed

2.

Other business:

****Mr. Gallerani** addressed the Board regarding sponsoring two Warrant Articles for the 2020 Spring Annual Town Meeting. He explained that the GIS work done by CMRPC was for the 146 corridor to identify the parcels that are within that corridor and that he would like the Board to sponsor an Article to change the zoning to mixed commerce for those parcels. He stated it was similar but not the same as the previous 2019 FATM meeting Article. He said they were working towards having a draft prepared for the Board to review and sponsor.

Mr. Gallerani stated that the second Article was to look at Main Street and clean up the zoning so that mixed use is allowed and take advantage of some of the new trends in what Main Streets are so as to reinvent the whole Main Street from one end to the other. He said in the future he'd like to have one of the grad students do a design to show what Main Street could look like. He said the Article would be a zoning change for all of Main Street, north and south.

He also noted the FATM meeting Article, that corrected errors, in the Zoning Bylaw which was passed over at Town Meeting, would be included in the SATM Zoning Article in order to correct the errors.

He asked the Board for any direction or guidance for anything they would like to see. The Chair asked for a map to see the proposed layout.

Mr. Gallerani stated they had done the work in-house for the 5000 acres of land in the 146 corridor providing a significant financial savings for the Town.

V. MINUTES/MAIL/INVOICES

1. 10.16.19 Meeting Minutes

MOTION I: to accept the Minutes of October 16, 2019 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

2. 01.08.20 Meeting Minutes

MOTION I: to accept the Minutes of January 8, 2020 made by Mr. Leonardo. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

3. 01.22.20 Meeting Minutes

MOTION I: to accept the Minutes of January 22, 2020 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 4-0-0.

4. Invoices (over \$600) -None

VI. ADJOURNMENT:

1. NEXT PLANNING BOARD MEETING: WEDNESDAY, February 26, 2020

MOTION I: to adjourn made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 4-0-0

The meeting adjourned at approximately 8:22 p.m.



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Planning Board Signatures (4 pages)


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Absent

Eli Laverdiere, Member

Date



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Date

5/20/2020



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Barry Hauck, Clerk

Date

20 May 2020



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Joseph Leonardo

Joseph Leonardo, Member

Absent

Barry Desruisseaux, Vice-Chair

Eli Laverdiere, Member

Barry Hauck, Clerk

5-20-2020

Date