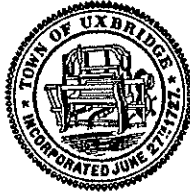


James Smith, Chairman
Barry Desruisseaux, Vice-Chairman
Barry Hauck, Clerk
Joseph Leonardo, Member
Eli Laverdiere, Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

UXBRIDGE TOWN CLERK
2020 JUL 8 PM 2:35

**PLANNING BOARD MEETING MINUTES
WEDNESDAY
July 8, 2020**

Minutes of the Uxbridge Planning Board scheduled meeting of **Wednesday, July 8, 2020, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street Uxbridge, MA.** and via remote access/Zoom, and via Zoom Remote Meeting.

PB Members Present: James Smith, Chairman; Barry Desruisseaux, Vice Chair; Joseph Leonardo, Member; Eli Laverdiere, Member.

Absent: Barry Hauck, Clerk

Participating remotely from office: Lynn Marchand, Land Use Administrative Assistant.

ANNOUNCEMENT by the Chairman:

If you like to attend and comment by phone, please dial: 1-646-558-8656

and use meeting ID 915 3972 4523

or video meeting click the following link: <https://uxbridge.zoom.us/j/91539724523>

Participants will be allowed to send a comment or question to the Chairman via the chat function and allowed to speak when permitted by the Chairman.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place. This meeting of the Uxbridge Planning Board is being conducted in-person but will also be offered via Zoom/remote access for Board members, Engineers/Applicants, and the public if you wish to participate but do want to attend in-person. A reminder that persons who would like to view/listen to this meeting live may do so by watching the Government Channel @ www.uxbridgetv.org or on Uxbridge Community Television Channel 191.

If the meeting is not broadcasted live or for those unable to watch it live, you may view the recording of the meeting on the Government Channel @ <https://archive.uxbridgetv.org>.

Links to the meeting documents are listed under each agenda item..

Please wear face coverings throughout the entire meeting and maintain social distancing.

Kindly do not attend in-person if you have any sign of illness, have been in contact with anyone that has had an illness, or have been to an area where there has been a significant outbreak, such as Coronavirus or influenza in the last 14 days.

All in-person Attendees should sign-in on the contract tracing sheet that will be provided at the meeting

I. CALL TO ORDER

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

II. PUBLIC HEARINGS



PLANNING BOARD MEETING MINUTES
July 8, 2020 continued

1. **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, Uxbridge, MA.** 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. **03/17/2020 application withdrawal letter**

MOTION I: to accept the withdrawal letter for the applicant of Immanuel Corp. for the exportation permit at 775 Millville Rd. made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

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

2. **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. **06.03.20 application withdrawal letter**

MOTION I: to accept the withdrawal letter for subdivision applicant for 85 Chestnut St. in Uxbridge made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

Continued on 06/03/20; Public Hearing opened on 6/3/20

3. **FY20-11EP, Exportation Permit Application - The Owners/Applicants of record, Uxbridge Rod & Gun Club and David Sadowski, are seeking an Earth Removal Permit to excavate 69,136 cubic yards of gravel at 560, 0, & 0 West Street.** The properties are shown on the Town of Uxbridge Assessor's Map 038 Parcels 1171, 2764, & 2858. The title to said land is recorded in the Worcester District Registry of Deeds Books 4737, 08674, & 08674 Pages 473, 106, & 106. Properties are located in an Agricultural zone.
 - a. **02.05.20 ZBA Decision**
 - b. **02.05.20 HCC comment**
 - c. **02.12.20 Graves EP Review #1**
 - d. **02.25.20 reply to HCC & Graves EP Review #1**
 - e. **03.05.20 BOH Memo**

Representing the applicant, Mr. Mark Allen of Allen Engineering reviewed the site plan changes made based on Graves last review comments from May and submitted his review comment responses to the Board and revised plan. The Chair opened the floor via Zoom to the public. No comments were made from the public regarding the exportation permit.

MOTION I: to close the public hearing for the exportation permit for the Uxbridge Rod & Gun Club, 560 West St. made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

MOTION II: to approve the special permit for exportation of gravel for Uxbridge Rod & Gun Club, 560 West St made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.

Public Hearing opened 7/8/20

4. **FY20-11SW, Stormwater Permit Application - The Owners/Applicants of record, Uxbridge Rod & Gun Club and David Sadowski, are seeking a Stormwater Permit for a project that includes a new rifle range for a Rod & Gun Club and regrading of the site at 560, 0, & 0 West Street.** The properties are shown



PLANNING BOARD MEETING MINUTES
July 8, 2020 continued

on the Town of Uxbridge Assessor's **Map 038 Parcels 1171, 2764, & 2858**. The title to said land is recorded in the Worcester District Registry of Deeds Books 4737, 08674, & 08674 Pages 473, 106, & 106. Properties are located in an Agricultural zone.

Total amount of proposed disturbance: 4.26 acres/78,335 cubic yards

Total amount of impervious surface area created: 0 square feet

a. 05.19.20 Graves SWM Review #1

The Chair opened the public hearing for the Stormwater Application. Representing the applicant, Mr. Mark Allen of Allen Engineering referenced the revised plans, stormwater management plan, and the response letter to Graves May comments. He detailed the changes made; increased size of basin #3, impervious areas & outbuildings added to hydrology calculations, stockpile areas added, construction sequencing notes added. He stated they had received their construction general permit from the EPA with the Stormwater Pollution Prevention Plan. Mr. Allen reviewed the details of the submitted waiver request.

The Chair opened the floor via Zoom for public comment. One resident had a stormwater question/concerned which Mr. Allen addressed, explaining the specifics of why the abutting property in question would not be impacted.

The Vice Chairman requested a copy of the EPA Permit and Graves review of the revisions.

MOTION I: to continue to the next meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

MOTION I: to accept the withdrawal letter for subdivision applicant for 85 Chestnut St. in Uxbridge made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

Public Hearing opened 7/8/20

5. **FY20-08, Special Permit Application** - The Owners and applicants of record, **TDJ Materials, LLC and Gerald A. & Mary L. Lemire**, are seeking a **SPECIAL PERMIT to construct fifty (50) housing units contained within twenty-five (2) duplex buildings including grading, stormwater, parking, and landscaping, including new water, sewer, gas, & electric connections within the Waucantuck Adaptive Reuse Overlay District**. Properties are located on **300 Mendon Street, Uxbridge, MA**. The properties, comprised of four (4) parcels, are shown on the Town of Uxbridge Assessor's Map 19, Parcels 2413, 2467, & 2475 and the parcel known as Nicholas Way. The titles to said land is recorded in the Worcester District Registry of Deeds Book 46744 Page 217, Book 49951 Page 357, & Book 45280 Page 83. Properties are located in Residential B Zone and the Waucantuck Mill Adaptive Reuse Overlay District.
- a. 01.09.20 Graves Special Permit Peer Review #1**
 - b. 02.11.20 DPW Review #1**
 - c. 02.13.20 Reply to Graves & DPW #1**
 - d. 02.13.20 Revised Plans, SWM Report, & O&M plan**
 - e. 03.11.20 DPW Review #2**

The Chair opened the public hearing. Representing the applicant, Mr. Jude Gauvin of Andrews Engineering, participating via Zoom, detailed the history of the property and previous approvals. He stated the proposal is for 25 duplexes with a 24' wide paved/looped/private road with access from West River Road with public water, gas, & sewer. He reviewed the proposed stormwater management plan and proposed lighting. Mr. Gauvin gave an overview of comments received from and responses to DPW and Graves. Discussion was had regarding a development impact study vs. a traffic study and Graves Review #2, dated 3/23/20.

Also discussed: parking, building color.

*The Chair opened the public hearing for FY20-08, Agenda Item #6, Stormwater application so the stormwater could be discussed at the same time as the Special Permit application for 300 Mendon Street.



PLANNING BOARD MEETING MINUTES
July 8, 2020 continued

No members of the public wished to comment. Mr. Gauvin stated they would provide Graves with the revised plans and a reply letter to the last peer review comments received.

****MOTION I: to continue to the next meeting for both Public Hearing # 5 & Public Hearing # 6 which one is a Special Permit Application the other one is for Stormwater Application made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.**

Public Hearing opened 7/8/20

6. **FY20-08SW, Stormwater Application** - The Owners and applicants of record, TDJ Materials, LLC and Gerald A. & Mary L. Lemire, are seeking a **Stormwater Permit to construct 50 condominium units (25 duplex buildings) within the Waucantuck Adaptive Reuse Overlay District per Section UZBL 400-40. Total amount of existing disturbed: 268,290 s.f., proposed disturbance: 315,743, s.f./11,694 c.y., and total proposed creation of impervious surface: 121,704, s.f.** Properties are located on **300 Mendon Street, Uxbridge, MA.** The properties, comprised of four (4) parcels, are shown on the Town of Uxbridge Assessor's Map 19, Parcels 2413, 2467, & 2475 and the parcel known as Nicholas Way. The titles to said land is recorded in the Worcester District Registry of Deeds Book 46744 Page 217, Book 49951 Page 357, & Book 45280 Page 83. Properties are located in Residential B Zone and the Waucantuck Mill Adaptive Reuse Overlay District.
- a. Updates Listed under Special Permit Application/FY20-08**

*See Agenda Item #5, in conjunction with Agenda Item #6.

****See Motion under Public Hearing #5.**

III. BUSINESS

1. **0 Quaker St/solar:** discussion/vote Determination of Completeness

Mr. Peter Fortier of Zero Point Development stated the project was completed pre-Covid and they just needed the Determination of Completeness to close out the paperwork

MOTION I: to issue a Determination of Completeness for 0 Quaker St. solar project made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

2. **100 Campanelli Dr. Lot 2/Cultivate:** discussion/review of Determination of Completeness
- a. **06.08.20 Graves Final Completion Review #2**
 - b. **06.15.20 DPW/Wastewater email**
 - c. **06.15.20 Conservation Agent email**
 - d. **06.15.20 email from Graves**

Discussion was had regarding the Determination of Completeness.

MOTION I: to issue a Determination of Completeness for Cultivate made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.

3. **424 Mendon Street/solar:** discussion/vote Determination of Completeness
- a. **6/15/20 Graves Review**

Passed over. No one was available to speak to the application. There were two outstanding comments.

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

1. **Reorganization**

- a. **Chairman**

MOTION I: to nominate Barry Desruisseaux as Chair made by Mr. Smith. Motion was seconded by Mr. Leonardo. Motion carried 3-0-1. (Mr. Desruisseaux voted nay)

- b. **Vice-Chairman**



PLANNING BOARD MEETING MINUTES
July 8, 2020 continued

MOTION I: to nominate Jim Smith as Vice Chair made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 3-0-1. (Mr. Smith voted nay)

c. Clerk

MOTION I: to nominate Barry Hauck as the Clerk made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.

****This "Other Business" Item was heard after the Meeting Minutes***

Dale McKinnon of Guerriere & Halnon discussed an ANR application for **Tea Party Drive** and a bond along with the construction estimate provided by Graves Engineering. The Board stated the bond needed to be provided before the Board would endorse an ANR and that they wanted to review any tri-party agreement prior to approving it.

V. MINUTES/MAIL/INVOICES

1. 06.03.20 Meeting Minutes

Passed over. Board asked the Minutes to be shortened.

2. 06.10.20 Meeting Minutes

MOTION I: to accept the June 10, 2020 Minutes made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 3-1-0. Mr. Desruisseaux abstained/was absent for that meeting.

Board discussion was had regarding: future meetings; locations (other larger venue), amount of agenda items, Zoom, public attendance with future projects forthcoming, time limits on presentations and public comments, extra monthly meeting, structuring of agenda to speed up the process.


VI. ADJOURNMENT:

1. NEXT PLANNING BOARD MEETING: July 15, 2020

Please Check Each Friday For The Planning Board's Agenda/Meeting Posting On The Town's Webpage and then click the "calendar" <https://www.uxbridge-ma.gov/> and look for the Planning Board Agenda.

MOTION I: to adjourn made by Mr. Leonardo. Motion was seconded by Mr. Hauck. Motion carried 4-0-0. The meeting adjourned at approximately 8:35 p.m.

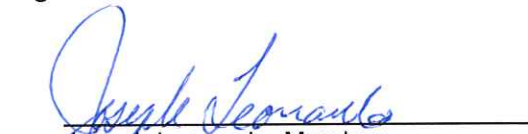
Planning Board Signatures

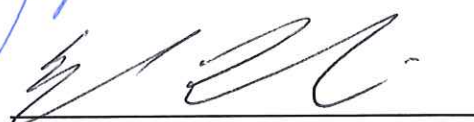

Barry Desruisseaux, Chairman


James Smith, Vice-Chair

Absent

Barry Hauck, Clerk


Joseph Leonardo, Member


Eli Laverdiere, Member


Date