

**Wednesday, September 8, 2021**  
**Uxbridge Planning Board Meeting Minutes**  
**21 South Main Street, Room 205**  
**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>

**Continued Public Hearing, Pine Ridge Estates:**

The applicant representative Steven O'Connell was present.

The Chairman opened the continued hearing for Pine Ridge Estates.

The Board was informed by the Engineer that the majority of the comments have been addressed based on the Graves peer review letter. The Engineer will be providing more information on distance. This was shown on the revised plan.

The DPW wanted clarity on the subdrain, and this has been addressed. There was also a question about the slope of the lots. The Board was informed that the Conservation Commission approved the Order of Conditions at their recent meeting. There were no abutters present. This will be public road. There will be an easement for the retaining wall. The mailboxes will have a central location. The Board would like there to be a turn out for the vehicles to park on side away from road when getting their mail.

There were no comments from the public.

**On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by unanimously to close the hearing and have a decision drafted for the next meeting to be held on October 13, 2021 at 7:00 pm.**

**Continued Public Hearing, ZP Battery 186 Providence Street:**

The Board closed the hearing at the last meeting. There was a decision drafted for the Board to review.

**On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by unanimously to sign the decision as written.**

**Stormwater Regulations Discussion:**

The Board discussed that in relation to the suggested stormwater regulations, the Board would like to stay with their current regulations and reference the DEP.

### **Public Hearing, 671 Quaker Highway:**

The Chairman opened the hearing for 671 Quaker Highway.

The applicant provided an overview of the project. The Engineer presented the plan. The Board was informed that the application for the Notice of Intent is in front of the Conservation Commission. The entrance area was designed being far from the wetlands. The proposed paving was shown. There is a visual buffer for the building. The visitor and employee parking is in the front with an office area. The site does not have water or sewer. There will be onsite septic. There will be a cistern for water protection. The applicant will be reviewing and addressing the comments from Graves. The plan will be updated to address those comments. There is a lot of ledge on site, so there will need to be blasting. The driveway opening is 24 ft and the Board felt that this may be a little tight for a trailer. There will be 63 total parking spaces. A lighting plan will need to be provided.

There were no comments from the public.

**On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted by unanimously to continue the hearing for 671 Quaker Highway to October 13, 2021 at 7:00 pm.**

### **GENERAL BUSINESS:**

#### **ANR River Road:**

The Board is in place of the ANR application for River Road.

The ANR plan was reviewed. This meets the lot requirements.

**On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted by unanimously to endorse the ANR plan for River Road.**

Jim Smith recused himself from the next agenda item.

#### **Bond Release – Maslow Way:**

The applicant is asking for the bond release for Maslow Way. The Board is in receipt of a letter dated August 10, 2021 from Graves Engineering. The request is to reduce the bond to 0.

**On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by unanimously to reduce the bond release for Maslow Way to zero. ( 4-0)**

### **OTHER ITEMS:**

#### **Cobblers Knoll:**

Look at having a stop work order put in place. There also needs to be land deeded to open space. There is a meeting with the Conservation Commission on this item.

**Freedoms Way:**

The Board would like to the make sure there are funds in the 53 G account.

**Summer Street:**

There needs to be a bond put in place.

**Teaparty Drive:**

The Board was supplied with photos of the condition of Teaparty Drive. The stormwater continues to not be working properly. The applicant continues to pump water into the wetlands. The silt is running into the stream. The Board would like legal to be contacted about putting a no work order in place until the items are addressed.

**Town Planner:**

The town has a need part-time planner named Jack Hunter.

**Adjourn:**

**On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by unanimously to adjourn the meeting at 8:03 pm.**

Respectfully Submitted,

Amy Sutherland

Minutes approved 10.13.21

