

**Wednesday, May 3, 2023
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

Members	James Smith Chairman	Barry Hauck Vice Chairman	Eli Laverdiere	Joe Leonardo	Rory St. Pierre
Attendance		X	X	X	X

Also Present: Jack Hunter, Town Planner

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

Article 18 & Article 21:

The Board opened the public hearing for town meeting warrant articles 18 & 21.

The Articles were reviewed, and the intent is to change the language from Selectman to Selectboard.

There were no comments from the public.

On a motion made by Eli Laverdiere seconded by Joe Leonardo, the Board voted unanimously to close the public hearing for Articles 18 and 21.

On a motion made by Eli Laverdiere seconded by Joe Leonardo, the Board voted unanimously to recommend Articles 18 and Article 21.

A letter will be drafted to moderator with the recommendation of the Planning Board.

Cobblers Knoll:

The developer Mr. Marinella was present and explained the following work which has been completed on site:

- The cistern has been installed.
- There will be paving for Phase 3 in front of cistern. (end of month)
- Continued work on landscaping.
- The Board was informed that the As-Built plans have been completed. They will be attending the Conservation Commission meeting on May 15, 2023.

The Town Planner explained that he was on site today and there has been progress made.

The Board would like to see what has been completed on Phase One from a punch list which will be provided.

The Board would like a status update in a few months.

Ledgemere Fafard:

The applicant Attorney Roeloff was present. At the last meeting there needed to be clarification if there needed to be compliance with the current stormwater regulations based on the Consultant letter. The Town Attorney, applicant Attorney and Town Planner met, and all were in agreement that the applicant does not need to comply with the current stormwater regulations. This is in regard to Lots 11 & 12.

Sherman Estates:

The Engineer for the project Mark Allen was present. He explained that the current change in from of the Board would be a construction change. The did vote down the waiver for aboveground utilities and would like the Board to reconsider since there is an inability to get electrical components and hardware for at least 6-12 months. The Board was also informed that National Grid informed the developer that his project is in the cue.

A Board member explained that a project in Dudley just got power and the buyers of those lots had to wait 18 months for 6 houses to get power. This is not fair to those property owners who had to wait.

Engineer Allen communicated that there was a round table meeting with Representative Fattman and representatives from National Grid and Eversource about the time of production, supplies, and delays occurring.

Member St. Pierre communicated that the action of the Board was to deny the waiver. He is concerned about the process and how the Board can go back to address with when the public hearing was closed. The abutters provided testimony during the hearing.

Member Leonardo disagrees. The Board has known about the shortage or product and the Board needs to do what is practical for the developer and people who are buying these homes.

Abutter Paul Fisher communicated that the voted was voted down and he does not believe things have changed since original vote.

On a motion made by Rory St. Pierre, seconded by Barry Hauck, the Board voted (2 aye, 2 nay) to deny the waiver for underground utilities. (no action on vote)

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted (2 aye, 2 nay) to hold a public hearing for Sherman Estates to reconsider the underground utilities. (no action on vote)

General Business:

Zipp Drive – Minor Modification:

The Board acted at the last meeting on the minor modification. The plan was signed but when recorded there was an incorrect date. The Board will need to sign the mylar again with a new date.

Minutes:

April 12, 2023

On a motion made by Eli Laverdiere, seconded by Barry Hauck , the Board voted unanimously to accept the minutes from April 12, 2023.

Adjourn:

On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted unanimously to adjourn the meeting at 8:00 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved June 14, 2023

