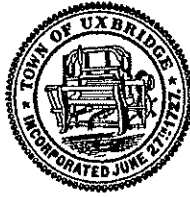


James Smith, Chairman  
Barry Desruisseaux, Vice Chairman  
Eli Laverdiere, Clerk  
Joseph Leonardo, Member  
Barry Hauck, Member



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

**PLANNING BOARD MEETING MINUTES  
WEDNESDAY  
April 10, 2019**

REC'D UXD TOWN CLERK  
2019 AUG 15 AM 9:45

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, April 10, 2019, 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; Eli Laverdiere, Member.

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

**I. CALL TO ORDER**

1. 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 Chairman, who led the Pledge of Allegiance.

**II. PUBLIC HEARINGS**

*Continued from March 13, 2019, PH opened on 9/12/18*

1. **FY19-03, Definitive Subdivision Application – The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of a Definitive Subdivision Plan to create 23 Residential Building Lots, Elmdale Estates and (1) parcel of land, which is not to be considered a building lot, to be served by the extension of Old Elmdale Road and the creation of two roadways having a total centerline length of 2,375± linear feet. 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 Residential A Zone.**
  - a. **02/20/19 Graves Review**

*\*See Motion under Public Hearing #3*

*Continued from March 13, 2019, PH opened on 9/12/18*

2. **FY19-04 Exportation Application Exportation Application - The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of an Exportation Permit to perform earthwork with project design results/volume estimate to be 621,381 cubic yards of cut, 35,640 cubic yards of fill with a net result of 585,741 cubic yards of cut. 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. Property is located in Residential A Zone.**
  - a. **02/20/19 Graves Review**

*\*See Motion under Public Hearing #3*

*Continued from March 13, 2019, PH opened on 1/9/19*

3. **FY19-15 Definitive Subdivision Application - The Owner of record, 1025-1045 Quaker Highway Realty Trust, is seeking a Definitive Subdivision Approval to construct a five (5) lot industrial subdivision including the construction of a roadway with grading, drainage, and utilities. Property is located on 1025 & 1045 Quaker Highway, Uxbridge MA. The property is shown on the Town of Uxbridge Assessor's Map 56, Lots 2117 & 2853. The titles to said land are recorded in the Worcester Registry of Deeds Books 52700 Pages 79; Property is located in the Industrial Zone.**
  - a. **12/27/18 Graves review**



April 10, 2019 continued

**\* MOTION I: to continue the public hearings for the ARIS Group 1 & 2 and for the subdivision for 1025 1045 Quaker Highway made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**\*\*MOTION II: to go out of order and go to #7 for the Spring Annual Town Meeting Warrant Articles made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0**

*~~Heard after the Warrant Article public hearings*

4. **FY19-22, Definitive Subdivision Application** - The Owners of record, **Gerald W. Baker Jr. & Robert S. Baker** are seeking a **Definitive Subdivision Approval** to construct a two (2) lot subdivision on a private 40' right-of-way road with the proposed street name of Colonel Baker Lane. The two (2) lots on the subdivision roadway will total approximately 2.76 acres. Property is located on **111 Rivulet Street, Uxbridge MA** and is shown on the Town of Uxbridge Assessor's Map 12C, Parcel 2524. The title to said land is recorded in the Worcester Registry of Deeds Book 11000 Page 48; Property is located in the Residence C zone.

Representing the applicant, Mr. Stephen O'Connell of Andrews Engineering addressed the Board. He described the proposed project as a 2-Lot subdivision, pursuant to the private road planning board regulations, 2.7 acre property off Rivulet Street, currently an open field; would have a 20' wide shared driveway with a hammerhead style turnaround at the end, stormwater would be handled by a grass swale, road cross pitched directed to the swale which will convey the water into a small stormwater basin and the properties were being proposed to be serviced by Town water and on-site septic systems. He detailed the requested waivers, including from the surety requirement, and commented on Graves Engineering's review, DPW comments, and one abutter's comments regarding providing a vegetation buffer between her property and the proposed development, which he stated would be at the discretion of the Board.

Discussion was had regarding the soil conditions, potential for a private well, water pressure, and underground utilities. Mr. Desruisseaux asked about the cross slope of 1%. Mr. O'Connell stated they would make it 2 (%). Mr. Desruisseaux stated they should do a test pit. Mr. O'Connell replied that he could give the Board copies of the soil testing for the abutting Lots. Regarding the street name, he said they were waiting to go before the BOS and while the name was not on the approved list of Veteran's names available, it was a Veteran's name.

Several abutter expressed their concerns to the Board: stormwater/basin draining to Elm Street, runoff, additional water's effect on abutting's property leech field, safety and lighting, termination of the road at abutter's backyard, speed of traffic, previous instances of cars going off the road into the field, vegetation/screening, and the 200' frontage requirement.

The Board suggested changing the roadway and drainage slightly to help with the safety and drainage issues, doing a test pit, and considering vegetation.

**MOTION I: to continue to the next meeting on July 24th made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**

*The Chair opened the public hearings simultaneously for #5 & #6, FY18-17 & FY18-18B. See summary and Motion under #6.*

5. **FY18-17MOD Special Permit Application Modification** - The Owner/Applicant of record, **Medline Industries, Inc. c/o MRE UMA LLC**, is seeking a **Special Permit Modification** to raise the finish floor elevation by 4 feet with no change to the use, building design, parking, or impervious areas. Property is located on Lots 1 and 4 of **612 & 626 Douglas Street (Route 16) and 600 High Street, Uxbridge MA**. The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 1746 & 3589 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Book 59237 Page 347; Property is located in the Industrial Zone-B.



\*\*\*See (combined MOTION under Agenda item #6.)

6. **FY18-18B-MOD Importation Application Modification & Renewal** - The Owner/Applicant of record, **Medline Industries, Inc. c/o MRE UMA LLC**, is seeking a **Modification** to extend the importation permit and to raise the finish floor elevation by 4 feet with a net import of approximately 82,640 cubic yards of fill with no change to the use, building design, parking, or impervious areas. Property is located on Lots 1 and 4 of **612 & 626 Douglas Street (Route 16) and 600 High Street, Uxbridge MA**. The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 1746 & 3589 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Book 59237 Page 347; Property is located in the Industrial Zone-B.

Representing the applicant, Mr. David Mackwell from Kelly Engineering Group, addressed the Board and referenced all 3 applications before the Board; Special Permit Modification, Importation Permit Modification, and a Stormwater Permit Modification for Medline Industries. He introduced a member of Alston Construction and a regional rep. who was there on behalf of Medline and the ongoing construction project. He stated that they had another geo-technical engineer look at the site and decided to raise the building 4-feet in order to ensure their medical products are out of water and were willing to import the soil to raise the building. He added that there were no changes to the building size, use, stormwater management, limited clearing, or parking stalls. He described the importation renewal modification as an increase to the amount of fill in order to raise the building and the stormwater renewal modification to reflect the new on the plan that raises the building elevation.

No members of the public wished to speak to the application.

**MOTION I: to close the public hearings numbers 5 & 6 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

7. **\*\*2019 SATM Warrant Articles –PB non-binding vote per MGL Chapter 40A Section 5; also Land Use related Articles. The Chairman opened the public hearings individually for each Article/Citizen's Petition reviewed except where noted.**

**(Article 27 renumbered----now Article 26)**

- a. **Article 27.** To see if the Town will vote to accept G.L. c. 40, s. 6N and adopt a General Bylaw Provision Implementing G.L. c. 40, s. 6N which allows temporary repairs to private ways.

**Sponsor: Planning Board**

\*\*\*See discussion and MOTION under Public Hearing #7b

**(Article 28 renumbered...now Article 27)**

- b. **Article 28.** To see if the Town will vote to accept Chapter 245 of the Acts of 1988 which allows the Board of Selectmen to approve expenditures of up to \$100,000 of bonds or deposits held as security for subdivisions to complete subdivision work.

**Sponsor: Planning Board**

**\*\*The Chair opened the public hearings for Articles 26 & 27 (formerly 27 & 28)** Attorney Brian Winner, from Town Counsel's office, gave a brief history of how the Warrant Articles came to be and provided the Board with additional details of how they would assist with temporary repairs to private ways on developer abandoned properties inclusive of the taking of security bonds to complete the work.

He stated the Articles were essentially the "tools" needed to get the surety to a place where the funds could be spent and to do the uncompleted work in a subdivision on a private way. He emphasized that this had nothing to do with making it a public way; that it was just to fill the void of a developer abandoned private way with a temporary need for work or repairs done to make the Way safe.



April 10, 2019 continued

He stated that the Board had already started the process necessary to declare the project in default and to seize the bond.

Attorney Winner outlined some of the obstacles including it being private property and there is no appropriation to spend the money and nothing in the subdivision control law.

He explained that Article 27 (now Article 26) authorizes (but does not require) the Town to go on private property to conduct temporary repairs in order to make that Way safe and convenient for travel by the public. He outlined how that process would work if Town Meeting voted for the Articles:

He stated that it would also allow (but not require) the Town to spend its own funds on the repairs or the abutters could fund the repairs. He stated it would not make it a public way; would remain private and would allow only for temporary repairs.

He stated that in a situation where a Covenant was still in place, the developer would still be bound to finish the road and Lot(s) would not be released; only if the Lots were released and a bond was provided, would the proposed bylaw and acceptance of Chapter 245 of the Acts of 1988 become an option for the Town if the developer defaulted. He said the proposed Warrant Articles were to fill that void.

He stated that the adoption of the Statute would allow the BOS to authorize spending of up to \$100,000 of the (developer's) bond (not Town funds) to make the temporary repairs without having to go to Town Meeting to appropriate the funds.

The Board asked if the money would be misappropriated and used for other things. Attorney Winner said no, it does not become a free cash fund. It is directly tied to the surety held by the Planning Board for completion of the subdivision and can only be used to fulfill the original conditions imposed by the Planning Board.

No one from the public spoke to the Articles.

**MOTION I: to close the public hearing for Articles 26 and 27 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**MOTION II: recommend favorable action on Article 26 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.**

**MOTION III: recommend favorable action on Article 27 made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**

- c. **Article-29 (now Article 28) To see if the Town will vote to revise UZBL § 400- 40 WMAROD, Waucantuck Mill Adaptive Reuse Overlay District with the attached revisions for the purpose of cleaning up the bylaw language.**

**Sponsor: Planning Board**

The Chair read the Article summary into record and the Board reviewed the proposed language.

No one from the public spoke to the Articles.

**MOTION I: to close the public hearing for Article 28 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

**MOTION II: recommend favorable action on Article 28 made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**



April 10, 2019 continued

- d. **Article 30-(now Article 29)** To see if the Town will vote to revise UZBL Article VI, Special Non-Residential Regulations with the attached revisions for the purpose of cleaning up the bylaw language and to revise the parking schedule.

**Sponsor: Planning Board**

The Board reviewed the proposed changes, including manufacturing and warehousing parking spaces and they typos.

No one from the public spoke to the Articles.

**MOTION I: to close the public hearing for Article 29 made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**

**MOTION II: recommend favorable action on Article 29 made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**

- e. **Article 31- (now Article 30)** To see if the Town will vote to revise UZBL Appendix B, Table of Use Regulations with the attached revisions for the purpose of cleaning up the bylaw, language and allowing more businesses in the business and industrial zones.

**Sponsor: Planning Board**

The Board gave a background of why the Article was being put forth; trying to be business friendly to increase the tax base. Mr. Desruisseaux gave examples of things in the bylaw that didn't make sense and would hinder businesses: farrier not allowed to work in an agricultural zone, miniature golf wouldn't be allowed in a business zone; outdoor recreational facility not allowed in industrial or business zone such as an outdoor soccer facility. Mr. Gallerani pointed out an existing typo in the current Bylaw; Two Appendix B's (should be Appendix A & Appendix B.

No one from the public spoke to the Article.

**MOTION I: to close the public hearing for Article 30 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

**MOTION II: recommend favorable action on Article 30 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

- f. **Article 32. (Now Article 31)** To see if the Town will vote to revise UZBL Appendix B, Table of Dimensional Requirements with the attached revisions for the purpose of cleaning up the language.

**Sponsor: Planning Board**

The Board reviewed the changes; typos, footnote change.  
No one from the public spoke to the Article.

**MOTION I: to close the public hearing on Article 31 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

**MOTION II: recommendation of favorable action on Article 31 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

- g. **Article 33. (now Article 32)** To see if the Town will vote to change a specific portion of the amended zoning Bylaw, which permits Marijuana Establishments in zone Industrial B (IB) but not in Industrial A (IA), ONLY to include; cultivation, testing, research and product manufacturing for this zone, IA. Not to include retail distribution or treatment centers for zone IA.

**Citizen's Petition**



April 10, 2019 continued

The Attorney for the petition sponsor addressed the Board and handed out the exact language to be used at the Town Meeting. He stated they were asking to have it added to the Table under D. He asked that the Board vote on the amended language. Mr. John Sahagian, petition sponsor, also addressed the Board and reiterated the details of the proposed zoning change and its benefits.

Discussion was had regarding the language and specifics. The Town Moderator's comments from an email received on April 9<sup>th</sup> was read into the record. The Board agreed that their vote should be on the proposed amended language of the Article which would be presented to Town Meeting.

No one from the public spoke to the Article.

**MOTION I: to close the public hearing for Article 32 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

**MOTION II: recommendation of favorable action on the amendment that was just presented to us made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

***\*Attachment 1: amended language of Citizen's Petition***

- h. **Article 42: (now Article 13) CMRPC PER CAPITA RATE/APPROPRIATION;** To see if the Town will vote to approve a rate of 0.28637 cents per capita, as assessed upon the population of 13,457 persons in the Town of Uxbridge, as listed on the 2010 national census, and in doing so, vote to confirm the amount of \$3,853.68 appropriated for this purpose in this article to pay the Town's portion of the FY 2020 operating expenses of the Central Massachusetts Regional Planning Commission (CMRPC) pursuant to M.G.L. c. 40B, § 7, or take any other action relating thereto.

***Sponsor: Town Manager***

The Chair opened the public hearing. The sponsor asked to have it continued to the next meeting when she would be available to speak to it.

**MOTION I: to continue this (public hearing) to April 24<sup>th</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**

- i. **Article 47: (now Article 18) DISPOSITION/LEASE OF TOWN OWNED PROPERTY: CELL TOWER**

**LEASE** To see if the Town will vote to approve the disposition of a portion of the town-owned property, located at McCloskey Site, Uxbridge, MA, encompassing \_\_\_ square feet +/-, by leasing and authorizing the existence of a new cell tower, for a \_\_\_ of \_\_\_ years, said installation to be subject to the acceptance of an annual lease payment agreement and other terms as negotiated by the Town Manager; through acceptance of this article, the Town authorizes the Town Manager to negotiate any agreements pursuant to an affirmative vote of the Board of Selectmen and furthermore, the Town authorizes the Town Manager to execute any and all instruments as maybe necessary, subject to a favorable vote by the Board of Selectmen.

And/or B. To see if the Town will vote to approve the disposition of a portion of the town-owned property, located at Hazel Street, Uxbridge, MA, encompassing \_\_\_ square feet +/-, by leasing and authorizing the existence of a new cell tower, for a \_\_\_ of \_\_\_ years, said installation to be subject to the acceptance of an annual lease payment agreement and other terms as negotiated by the Town Manager; through acceptance of this article, the Town authorizes the Town Manager to negotiate any agreements pursuant to an affirmative vote of the Board of Selectmen and furthermore, the Town authorizes the Town Manager to execute any and all instruments as maybe necessary, subject to a favorable vote by the Board of Selectmen.

***Sponsor: Town Manager***





April 10, 2019 continued

**The Chair opened the public hearing.** The sponsor asked to have it continued to the next meeting when she would be available to speak to it.

**MOTION I: to continue to the April 24<sup>th</sup> meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

- j. **Article 18: (now Article 19) DECLARATION OF SURPLUS TOWN LAND: LOTS 4543 & 1334 MILLVILLE ROAD** To see if the Town will vote to authorize the Town Manager to declare lots 4543 & 1334 Millville Road as surplus town land.  
**Sponsor: Economic Developer & Community Planner**

Mr. Gallerani described the two parcels of land, one zoned industrial and the other zoned residential, which abutted Mr. Sahagian land. He said there was a sewer easement and wetlands on the properties as well. He stated once they were voted on as surplus land, they would go out to bid. He stated the abutting property could expand his property and with an easement, access could also be allowed for the bike path.

The Board reviewed the map and discussed the Article. Also mentioned, DCR funded canoe access. Mr. Gallerani commented that it is not always about dollars; other value to land.

No one from the public wished to speak to the Article.

**MOTION I: to close (the public hearing for) Article 19 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

**MOTION II: Motion of favorable action on Article 19 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

- k. **Article 19-DISPOSITION OF TOWN OWNED PROPERTY** To see if the Town will vote to authorize the Town Manager to enter into all agreements and execute any and all instruments as maybe necessary to sell such properties and any access easements in and to said properties, or take any action related thereto.  
**SPONSOR: Board of Selectmen**

Article was withdrawn. Planning Board passed over.

- l. **Article 20: SUBDIVISION OF MCCLOSKEY BUILDING/62 CAPRON ST.** To see if the Town will vote to authorize the Town Manager to subdivide the McCloskey Building/62 Capron Street as laid out by \_\_\_engineering and to enter into all agreements and execute any and all instruments as may be necessary to sell such properties and any access easements in and to said properties, or take any action related thereto.  
**SPONSOR: Board of Selectmen**

Article was withdrawn. Planning Board passed over.

- m. **Article 23: (now Article 22) STREET ACCEPTANCE: WATERMAN WAY** To see if the Town will vote to accept as a public way the street known as Waterman Way as laid out by the Board of Selectmen, and further authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, eminent domain, easements and appurtenant right in and for said way for the purposes for which public ways are used in the Town; Or take any action related thereto.  
**SPONSOR: Board of Selectmen**

Mr. Gallerani stated it was a road deemed completed by the Planning Board circa 2015. One of the issues was the ownership/deeds of the road.



April 10, 2019 continued

Attorney Winner from Town Counsel's office was still present in the audience and provided commentary on Article 22. He stated that the way the Article was drafted gave the Town a couple of different options. He gave an overview description of each option. Discussion was had regarding the pros and cons of each.

Mr. Desruisseaux stated he would like to make a Motion on the best option. He stated that Town Meeting should know which option the Town will utilize to make Waterman Way a public road. Mr. Smith stated that he felt it would be easier/less complicated to take it by gift or easement.

No one from the public wished to speak to the Article.

**MOTION I: to close the public hearing on Article 22 made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

**MOTION II: motion for favorable action on Article 22, to acquire by gift or by easement, and appurtenant right to made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.**

*~~The Chair called a recess. Upon return, the remaining public hearings were heard.*

### III. BUSINESS

*\*\*\*Heard during the public hearings #5 & 6. No Motion made on FY18-16.*

1. **FY18-16-SWM#2-MOD, Storm water management permit modification for Medline Industries Inc.**
  - a. Stormwater management permit modification related to raising the finish floor elevation by 4 feet with no change to use, building design, parking, or impervious areas.

*Mr. Hauck recused himself.*

2. **FY19-21, ANR, Tea Party Dr./Ledgemere project**
  - a. Reconfiguring 4 Lots to create 7 Lots

Representing the applicant, Mr. Jeff Stefanik of Guerriere and Halnon reviewed the Plan, stated all Lots meet zoning, and was asking for the Board's endorsement. Mr. Desruisseaux said that DPW wanted to know where the sewer easements were located on the Plan. Mr. Stefanik stated that he had added the easements on the Mylars based on feedback from the Town that he received.

**MOTION I: to endorse the ANR for Uxbridge Woods Realty Trust LLC for Tea Party Drive made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0.**

The Board signed the Mylar and strongly reminded the engineer to provide paper copies of the signed Mylar the following day.

*Mr. Hauck returned to the meeting.*

3. **FY19-14, Eber Taft Road –Road Improvement site plan review –passed over**
  - a. 1/16/19 Graves Review #1
  - b. 1/18/19 DPW Review #1
  - c. Town Counsel's comments regarding public road status
4. **Down East/Tabor Road**
  - a. 03/26/19 Revised Triparty Agreement

The Board reviewed and signed the revised Triparty Agreement (3 Original Copies).

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





April 10, 2019 continued

1. **Select dates to present Articles to FinCom & BOS:** Tuesday, April 16<sup>th</sup> was selected.
2. **Designate PB member(s) to attend FinCom & BOS public hearings to present PB Articles & provide/read the PB recommendations and votes on all Land Use Articles.:**

Mr. Desruisseaux volunteered with the request to be heard first; previous year resulted in a 3 hour wait to give a recommendation that took less than 5 minutes to provide.

3. **Designate PB member(s) to attend Town Meeting to present PB Articles & provide/read the PB's recommendation and votes on all Land Use Articles.**

The Chair and Vice-Chairman volunteered to speak to the Articles at Town Meeting.

Also, The Board signed a new original Decision for 0 Quaker Street. The Clerk's office was unable to locate the time-stamped original that was filed.

#### **V. MINUTES/MAIL/INVOICES**

1. 02/20/19 Meeting Minutes

**MOTION I: to accept the Minutes of 2/20/19 made by Mr. Hauck. Motion was seconded by Mr. Leonardo. Motion carried 4-0-0. Mr. Laverdiere abstained.**

2. 03/13/19 Meeting Minutes –passed over
3. 04/03/19 Meeting Minutes –passed over
4. Invoices (over \$600)


#### **VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, April 24, 2019**

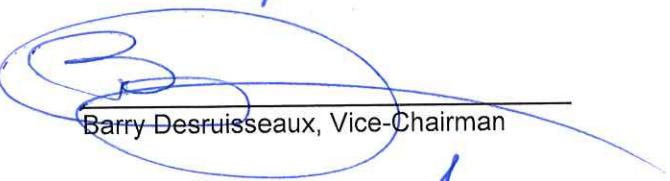
**MOTION I: to adjourn made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0. The Meeting was adjourned at approximately 9:35 p.m.**

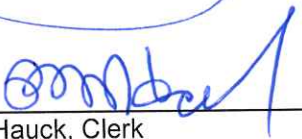


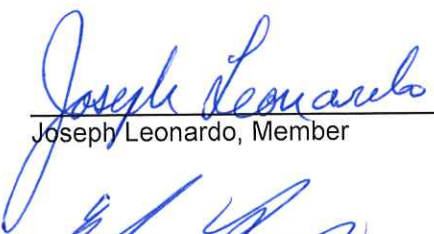
April 10, 2019 continued

### Planning Board Signatures

  
\_\_\_\_\_  
James Smith, Chairman

  
\_\_\_\_\_  
Barry Desruisseaux, Vice-Chairman

  
\_\_\_\_\_  
Barry Hauck, Clerk

  
\_\_\_\_\_  
Joseph Leonardo, Member

  
\_\_\_\_\_  
Eli Laverdiere, Member

August 14, 2019

\_\_\_\_\_  
Date

WARRANT ARTICLE

To see if the Town will Vote to allow marijuana cultivation, marijuana product manufacturing, marijuana research facilities and marijuana testing facilities, but not marijuana retailers or medical marijuana treatment centers, within the Industrial A Zoning District by amending its Zoning Bylaws (Chapter 400) by inserting the following entries in Section D. Commercial Uses of the Table of Use Regulations in the Appendix to said Bylaws.

<u>USE</u>	<u>DISTRICTS</u>						
	R-A	R-B	R-C	A	B	I-A	I-B
Marijuana cultivator	N	N	N	N	N	Y	Y
Marijuana product manufacturer	N	N	N	N	N	Y	Y
Marijuana research facility	N	N	N	N	N	Y	Y
Marijuana testing facility	N	N	N	N	N	Y	Y

Or take any other action relating thereto.