

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



Uxbridge Town Hall  
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Uxbridge, MA 01569  
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**PLANNING BOARD MEETING MINUTES  
WEDNESDAY  
July 24, 2019**

REC'D UXB TOWN CLERK  
2019 AUG 15 AM 9:44

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, July 24, 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:** Lynn Marchand, Land Use Administrative Assistant

**Absent:** Michael Gallerani, Economic Development Coordinator/Community Planner

**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, who led the Pledge of Allegiance.

**II. PUBLIC HEARINGS**

*Continued from June 26, 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. Request for a continuance to August 28<sup>th</sup>

*Continued from June 26, 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. Request for a continuance to August 28<sup>th</sup>

**MOTION I: to continue article 1 & 2, Elmdale Estates, to August 28<sup>th</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0.**

One member of the public requested to speak. The Chair explained that the public hearing was continued and that there was no one there to represent the applicant. He stated that anything said would not be considered because the public hearing was continued. Other Board members underscored the Chair's remarks. The member of the public continued to speak out. The Board reiterated that they could not consider comments from the public outside of the public hearing.

*PH opened on 7/24/19*

3. **FY19-31, Special Permit Application - The Owner and applicant of record, Lackey Dam Nominee Trust/Thomas P. Berkowitz, Trustee, is seeking a Special Permit to expand existing use for a recycling/processing yard to be graded to enhance Stormwater management inclusive of a**



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**non-potable well, truck weigh scale, trailer, and glass processing equipment for the purpose of asphalt, brick, & concrete rubble (ABC) sorting and processing for re-use.** Property is located off Old Lackey Dam Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 15, Parcel 3153. The title to said land is recorded in the Worcester District Registry of Deeds Book 22590 Page 392 and is free of encumbrances. Property is located in Industrial Zone B.

Representing the applicant, Mark Allen of Allen Engineering & Associates gave an overview of the proposed project: an expansion of the Special Permit to allow them to process glass and reprocess it on-site. He said they were also looking to have a weigh scale, non-potable well, and a temporary generator.

He described the property as approximately 10 acres off of Lackey Dam Road, currently operating as a recycling and asphalt processing facility. He stated that DEP has run out of ABC permits, now require RCC permits and that they are going through that State process now. He said they are also currently have an application with the Conservation Commission. He gave an overview of the stormwater mitigation proposed. He showed the revegetation area of a previously disturbed area. He said there was a Tennessee Gas Pipeline Easement that ran through the property but they are not proposing to work under or on top of it.

Mr. Desruisseaux asked how a building permit would be acquired for the scale house since the property had no frontage. Mr. Berkowitz addressed the question stating it would be a mobile trailer with a computer and it would run on a generator to power the unit and the portable scale so no building permit would be required. He said Conservation had requested that they keep it on a pad. Discussion was had regarding truck traffic. Mr. Berkowitz did not know how much traffic would be received as there is limited space. He described the type of work that would take place. Mr. Hauck asked Mr. Allen to address Graves Comment #11. He replied that they could adjust that number. Mr. Hauck asked about the Flood Plain and Mr. Allen stated that the work would take place outside of that area. Mr. Desruisseaux asked about how much material would be brought in/processed. Mr. Berkowitz said he would get that information for the Board. The Board determined that neither an exportation nor importation permit would be required as all the material that comes in for processing comes back out as it is a recycling facility. Mr. Allen stated he would draft a reply to Graves review comments.

One abutter spoke to the application to inquire about the proposed well and drainage. Mr. Allen stated there would be a non-potable well for the processes and a stormwater drainage basin that collects rainwater that will infiltrate back into the ground.

**MOTION I: to continue to August 14<sup>th</sup> made by Mr. Desruisseaux. Motion was seconded by Mr. Hauck. Motion carried 5-0-0**





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**III. BUSINESS**

*PH opened and closed 6/26/19*

1. **FY19-27 Preliminary Subdivision Application - The Owner and applicant of record, O'Keefe Properties, LLC, is seeking approval of a Preliminary Subdivision Plan to create an Industrial Subdivision, Veteran's Industrial Park, comprised of 13 Lots and Parcel A.. Property is located on 762 Quaker Highway, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 51, Parcel 126. The title to said land is recorded in the Worcester District Registry of Deeds Book 60081 Page 72 and is free of encumbrances. Property is located in Industrial Zone B.**
  - a. Revised Decision Draft
    - i. New proposed Subdivision name: River Park
    - ii. Street Listed as Albert E. Jones Way

The Board reviewed and signed the revised Decision Draft and the Chair stated that the subdivision name had to be changed.

*Mr. Smith recused himself.*

2. **Tucker Hill Estates**
  - a. Request for construction completion extension

Mr. Desruisseaux stated the applicant is asking for a 2 year construction estimate for Phases 1 & 2. He stated the work was mostly complete.

**MOTION I: to accept Phase I & Phase II for extension of two years made by Mr. Laverdiere. Motion was seconded by Mr. Hauck. Motion carried 4-0-0**

*Mr. Smith returned to the meeting.*

*The Attorney for the owner of the property had not yet arrived. The Chair temporarily passed over the discussion.*

3. **Palomino Estates/Royal Steed Court**
  - a. Informal discussion regarding the development options for the propertyMr. Tom Blais discussed the status of the property with the Board and provided a history of the project; infrastructure installed, project stalled for personal and financial reasons, did get some extensions, did not have CAD drawings of the Plan.

The Board advised, as the project and drawings were over 15 years old, that a new site plan would be needed as well as a new public hearing and application. They said the old drawings may be helpful for their engineering. It was explained that Stormwater management and other requirements had changed, the project was too old to be granted an extension/approval long-since expired, and they would need to look at a new site plan/application reflecting what had been done to-date to give them a better idea of what would still need to be done for a new approval.

Attorney Lane arrived and asked about possibly doing a private road instead. The Board advised them to have a Plan drawn up and they would consider it at that time.

4. **Lackey Dam Road/Rt. 146 –passed over**
  - a. Informal discussion regarding site development

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

**The Board signed two Memos of previous discussions; re: Cobbler's Knoll & Hathaway Lane**



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V. MINUTES/MAIL/INVOICES

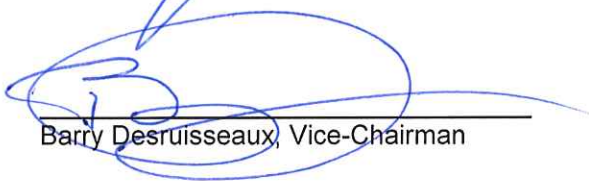
1. 03/13/19 Meeting Minutes  
**MOTION I: to accept the Minutes of March 13<sup>th</sup> made by Mr. Laverdiere. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0**
2. 04/10/19 Meeting Minutes –passed over
3. 06/26/19 Meeting Minutes –passed over
4. 07/10/19 Meeting Minutes  
**MOTION I: to accept the Minutes of July 10<sup>th</sup> made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0**
5. Multiple Invoices (over \$600)

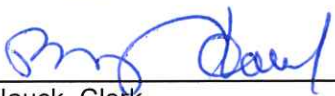
VI. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, August 14, 2019


**MOTION I: to adjourn the meeting made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0. The Meeting adjourned at approximately 7:50 p.m.**

Planning Board Signatures

  
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James Smith, Chairman

  
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Barry Desruisseaux, Vice-Chairman

  
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Barry Hauck, Clerk

  
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Joseph Leonardo, Member

  
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Eli Laverdiere, Member

August 14, 2019

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Date