

Wednesday, April 14, 2021

**Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569
REMOTE MEETING**

REC'D UXB TOWN CLERK
2021 MAY 17 AM 7:46

Members	Barry Desruisseaux Chairman	James Smith Vice Chairman	Barry Hauck Clerk	Eli Laverdiere	Joe Leonardo
Attendance	X	X	X	X	X

Pursuant to Governor Baker's Orders imposing strict limitations on the number of people that may gather inside in one place, attendance by members of the public will be limited due to the size of the meeting space. All persons attending this meeting are required to wear a face covering, unless prevented by a medical or disabling condition. Meeting access via ZOOM is also provided and members of the public are encouraged to use ZOOM for the opportunity for public participation; information for participating via ZOOM is included on the Agenda.

The Chairman opened the meeting at 7:00 pm.

Continued Public Hearing- 434 Elmwood Avenue – Preliminary Subdivision

Application:

The Chairman opened the hearing for 434 Elmwood Avenue. The Board was informed that the applicant is seeking a continuation to address the various comments.

On a motion made by James Smith, seconded by Barry Hauck, the Board voted by roll call vote to continue the hearing for 434 Elmwood Avenue to April 28, 2021.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	no vote
Eli Laverdiere	aye

Continued Public Hearing 30 Lackey Dam:

(Chairperson Desruisseaux recused self)

The Board was informed that the applicant would like a continuation until the next meeting to be held on April 28, 2021 at 7:00 pm.

On a motion made by James Smith, seconded by Barry Hauck, the Board voted by roll call vote to continue the hearing to April 28, 2021.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	no vote
Eli Laverdiere	aye

Continued Public Hearing Crownshield Ave – Preliminary Plan:

The Chairman reopened the continued public hearing for Crownshield Ave. The applicant representative Dale Mackinnon was present. A screen share was shown. The applicant has submitted revised plans. The grading on the road has been reduced. There was also added frontage for each of the proposed lots and this meets the frontage requirements. The applicant informed the Board that they will be seeking an ANR approval for Lot G1.

Bonding the section of crownshiedl is accepted street up to cottone mill. Then the other portion has been bonded. This has bee nsupplied.

Concerns raised at last mtgf – noise and smell of diesel – replaced this generator with a new rental and does not ha ve smell and is queterr. Adding a temporary electrical power and waiting for the power company to give physical connection and then will not need generator. The noise will dissipate after another week.

Questttons:

Barry H: march 19, comment -a connecting to existing basin graves needs calculation – has this been provided. This will be done in the definitive plan and it was in original calculations. And can provide again and basin 3 is adequate.

A question was asked if adequate why is being pumped out?

There was an enforcement order since problem with silt going to basin. Working with the commission to address this. Intend to make basin outwash to the stream and the commission will be addressing this.

The Board wants approval from DPW that pond is acceptable and Graves. The applicant noted they are using for sediment control and is allowed.

The applicant met Mike Andrade at site and discussed. This is as designed. The DPW is the last sign off and wants sign off from them. There is pumping at Hyde park and tea party. The Board is the stormwater entity for the town. Concern is

The bord wants calculations to make sure what is current there is sufficient. The concern is once the pumps stop will the water be held. The board has never had an area with pumps running for 24 hours.

The concern is that these areas cannot hold the volume of these calculations.

These numbers were submitted through the conservation commission and were reviewed by Graves. Dale noted that this was designed correctly.

Dale spoke with Paul hutnak and Mike Andrade about hypark Circle and it is being addressed. This is moving forward since the applicant wants to get this road accepted.

There continues to be concern about basin 3.

Suggest applicant send design plans for both basins and get info from Graves. XXXXX Have Graves review again.

There needs to be a permit from stormwater for this project. We can make a better determination when reviewed.

The intent is to have these drain dry without being pumped.

XXX past few years wen from big lots to smaller lots – changed stormwater from 2011 and the layout has changed. This is a different landscape and needs new numbers with current proposed layout. There is less impervious than what was originally designed.

The numbers are based on projected account and this was used for water shed calculations for the future and are less than what is presently constructed. The applicant will send and PDF and email and will send to Paul and Mike Andrade. The Board would also like paper copies – one is fine.

The applicant also needs to provide a stormwater permitXXXX –

The plan of the applicant is to come in with a definitive plan.

There were no comments from public.

On a motion made by James Smith, seconded by Barry Hauck, the Board voted by roll call vote to continue the hearing for Crownshield Ave to April 28, 2021 or until the Board gets the new stormwater plan application.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	no vote
Eli Laverdiere	aye

ANR Plan – Teaparty Lot G1:

The Board is in receipt of an ANR plan application.

The applicant provided a screen share of the ANR application.

Lot G1 is the proposed ANR which shows the sewer easement at the back. The frontage is 218.73 feet on Teaparty Drive and the acres is 1.03. There is currently a single family on this lot.

There is currently a single family on this lot. There is a storage yard on the back side of the lot.

Mr. Wellington confirmed the trees have not been removed for St. James. There is a 20 ft. easement for sewer.

The Board had no comments on the plan.

On a motion made by James Smith, seconded by Joe Leonardo, the Board voted by roll call vote to endorse the ANR for Lot G1 on Tea Party Drive.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Continued Public Hearing Elmdale Estates:

The Chairman is in receipt of a continuation request for May 12, 2021.

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by roll call vote to continue the hearing for Elmdale Estates to May 12, 2021.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Public Hearing Special Permit 100-139 Campanelli Drive:

The Chairman opened the hearing for 100-139 Campanelli Drive.

The owners of record Campanelli Uxbridge LLC are seeking a special permit to construct a 450,000 warehouse building with parking spaces, loading docks, and trailer storage. The applicant is also seeking a stormwater permit. The total amount of proposed disturbance is 35.1 acres and the total area of impervious area is 26.6 acres. There is also an importation permit which is being sought. The properties are located on 100 & 130 Campanelli Drive, Uxbridge MA. The properties are shown on the Town of Uxbridge Assessor's Map 28, Parcels 2075 & 2895. The titles to said land is recorded in the Worcester Registry District of Deeds book 60079 page 373. The properties are located in Industrial B Zone.

The applicant David Markell from Kelly Engineering was present along with Russell Dion. There was a share screen provided.

The applicant explained that 100 and 139 Campanelli Drive is within the existing business park. The historical narrative of the project was provided. The build out of the building was shown. The development is for 450,000 sq foot warehouse building on lot 3 and trailer storage on lot 2B.

The trailer storage is for 137 trailers. The abutting property is Rt. 146 and there are no other abutters. Lot 3 was shown. This building is about 10,000 sq ft for office and 108 loading docks and 110 trailer positions across from loading docks. In the front there is a 309 car parking lot. The site is within the Industrial B zoning district. There is a line noted from agricultural district. The building is up against the residential neighbors. The existing trees will remain to help shield new development from residential neighbors. The vegetative buffer will be maintained. The site is not currently maximizing the site. There could be additional landscaping if needed. The lighting plan was provided. The standard commercial lighting is 20 ft. The lights have been lowered in some locations. These will be LED compliant and will point down so there is no light spillage and to minimize the glare. There are no proposed windows or light coming from the buildings. The elevations were shown. There is a sound attenuation fence as part of application and there is also a sound study provided with wall and report demonstrates that the sound increases are lower than DEP policy for sound. The first review from Graves was provided.

The stormwater management will be under the parking lot. All utilizes are within the area and sewer is available. There is gas electricity which will come from road. There is a proposed water tank to provide fire suppression. The NOI has been submitted and will be in front of Conservation on April 20, 2021. The importation permit is needed for construction of the building.

There was a neighborhood meeting with the abutters. The sound wall was discussed. This wall will be extended to the east of the property. There are no lights proposed on the south side. The site line control was discussed with neighbors. Some of the neighbors have encroachment issues onto the applicant's site. There will be an easement provided for things such as sheds. The applicant will be to provide a dense evergreen buffer and 10 to 11 ft evergreen trees which will be staggered in arrangement for visual buffer in their back yards. The Board appreciates the applicant reaching out to the neighbors and also providing a full vegetated buffer.

The Board would like a water loop under Rt. 146 and this would tie into Campanelli Drive. This was a goal and want to see if the town could be provided easement for future water expansion for this end of town. This would be easiest connection point. This would need to be discussed with the DPW for utility easement. The applicant supports the opportunity to do this. The applicant will work to see where the sleeves are.

The Chairman opened up the hearing to the public.

A question was asked about if the building is sold will there be something written about the conditions of the building regarding height and size. The applicant responded that there will be conditions within the decision. There was also discussion about the proposed fence and if this could 12 ft instead of 10 ft.

There was a question about the traffic from the amazon project. The Board communicated that Amazon is not part of the application.

There was another question about if the applicant will be doing blasting. The applicant confirmed that they have not run into any ledge and 14 holes have been dug.

Another question was asked about the hours of construction. The hours of construction will follow the town bylaw. If there is a change the applicant will need to get authorization from the police department.

On a motion made by Joe Leonardo, seconded by James Smith, the Board voted by roll call vote to continue the hearing to April 28, 2021 at 7:00 pm.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Town Meeting Warrant Articles:

The Chairman opened the hearing for town meeting warrant articles.

Article 18:

The Chairman read Article 18 as written.

This is correcting a previous warrant article with the proposed language from town counsel.

There were no comments from public.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by roll call vote to close the hearing for Article 18.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Article 19:

The Chairman read Article 19 as written.

This article has been reviewed by Town Counsel

There were no comments from the public.

On a motion made by Joe Leonardo, seconded by James Smith, the Board voted by roll call vote to close the hearing for Article 19.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye

Barry Desruisseaux aye
Eli Laverdiere aye

Article 20: (Chairman Desruisseaux recused himself from this article)

The Vice Chairman read Article 20 as written

The Board has no issues with Article 20 as written.

There were no comments from public.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by roll call vote to close the hearing for Article 20.

James Smith aye
Barry Hauck aye
Joe Leonardo aye
Barry Desruisseaux no vote
Eli Laverdiere aye

Article 21:

The Chairperson read Article 21 as written.

There were comments from the public.

Resident, Patrick Stephan provided a share screen. He would like to see this entire area as residential. It is now 25% residential and 75% agricultural. The overlay district was also shown. He communicated that this change would make the district uniform. There is 55 and over development which has a homeowners association trust. The dues collected go to the maintenance of the area. This is a non-profit entity.

On a motion made by Barry Hauck, seconded by James Smith, the Board voted by roll call vote to close the hearing for Article 21.

James Smith aye
Barry Hauck aye
Joe Leonardo aye
Barry Desruisseaux aye
Eli Laverdiere aye

Article 22:

Member Smith recused himself from discussion on Article 22.

The Chairman read Article 22 as written.

The Board was informed that the Finance Committee had a meeting on this article. The DPW did send an email that all was signed off except to the taking down of one tree. The Chairman and member Leonardo attended the meeting. There were not further comments from the public about this article.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by roll call vote to close the hearing for Article 22.

James Smith	no vote
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Article 23:

The Board discussed Article 23. This article is to change Selectmen to select board. There was discussion about this article. It was communicated that other towns are moving in this direction.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by roll call vote to close the public hearing.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Article 24:

The Board was informed that the Board of Selectmen took Article 24 off the warrant.

Voting on Articles:

Article 18:

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by roll call vote to approve Article 18 as written.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Article 19:

On a motion made by James Smith, seconded by Barry Hauck, the Board voted by roll call vote to approve Article 19 as written.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Article 20: (Member Desruisseaux recused himself)

On a motion made by James Smith, seconded by Barry Hauck, the Board voted by roll call vote to approve Article 19 as written.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	no vote
Eli Laverdiere	aye

Article 21:

On a motion made by James Smith, seconded by Barry Hauck, the Board voted by roll call vote to approve Article 21 as written.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	no

Article 22: (Member Smith recused himself)

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by roll call vote to approve Article 22 as written.

James Smith	no vote
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Article 23:

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by roll call vote to approve Article 23 as written.

James Smith	no vote
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Article 24:

This was taken off the warrant – no vote.

Approval of Minutes:

March 24, 2021:

On a motion made by Eli Laverdiere, seconded by James Smith, the Board voted by roll call vote to approve the minutes from March 24, 2021.

James Smith	no vote
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

March 11, 2021:

On a motion made by Eli Laverdiere, seconded by James Smith, the Board voted by roll call vote to approve the minutes from March 11, 2021.

James Smith	no vote
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Adjourn:

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by roll call vote to adjourn the meeting at 9:20 pm.

James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Barry Desruisseaux	aye
Eli Laverdiere	aye

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Approved May 12, 2021

