

**Wednesday, June 9, 2021
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

**REC'D UXB TOWN CLERK
2021 AUG 23 AM 7:41**

REMOTE MEETING

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

Public Hearing, Pine Ridge Estates:

The applicant representative Steven O'Connell was present.

The Board was informed that there were comments received from the DPW. The applicant has responded to the DPW comments. There was also a letter from the DPW regarding the servicing of the property with water and sewer. The applicant is in the process of addressing the comments from Graves review. The applicant has submitted an application with the Conservation Commission and is waiting for a hearing date. The Board communicated that upon review of the documents, it does not appear that the items noted in the response comments is not anything the applicant cannot address.

There were no public comments.

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by Roll Call vote to continue the hearing to July 14, 2021 at 7:00 pm.

Roll Call Vote:

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

Continues Public Hearing, Blackstone Logistics:

The Board reopened the hearing for Blackstone Logistics.

Representative Todd Brodeur was present representing the applicant.

Members of the project team were present and participated in the zoom meeting. The goal of the meeting was to discuss the waiver and also the conditions of approval. All were informed that the series of meetings with the three towns have almost concluded. There was a screen share presented from VHB Traffic Engineer. The Engineer explained and reviewed the recommendations which included identifying and implementing improvements measures at Gilboa Street/North Street intersection which is in Douglas. The mitigation proposed was signage and stripping the area.

The Board was informed that there currently is not a tenant for the site, but the assumption is that the trip generation data used was for a van-based operation. There was a pre-occupancy validation to confirm the findings related to the numbers. Those traffic numbers can be revisited once a tenant is determined. It was recommended to construct a left turn lane on Lackey Dam Road at the site driveway. The post occupancy monitoring program would start six months after initial occupancy and continuing on an annual basis until up to three years after full occupancy. There will be four monitoring studies completed. The locations of the monitoring will be consistent with what was studied and analyzed.

The meeting was opened to the Board for comments or questions. There is a concern about the Gilboa Intersection, but this is an issue the Town of Douglas will need to deal with. The Board was made aware that there is another meeting with the Town of Douglas tomorrow. The Town of Douglas is in receipt of a draft decision with conditions. The Board is concerned about approving a project for this without knowing how many trucks will be on these streets. The Board discussed that there could be global conditions adopted by all three communities. The Board would like to see a bond security put in place for potential improvements. There is concern about trailer trucks being on the Uxbridge roads. The Board would like some monetary measures in place to repair the roads if damaged. The Board has also expressed their concern with the stacking of trailer trucks in this area. A condition can be put in place that there is no backing up onto Lackey Dam Road. The Board does not want the trucks lining up at the Shell Station. There may need to be alternative parking lot storage if there is a back up of these trucks.

The applicant responded that if there is a change to whatever decision is made. If the volumes change, they will need to come back to the Planning Board. A condition could be added that includes the state MEPA guidance that a 25% change in cueing would warrant additional review of mitigation.

The Board does not have an issue voting to accept the single waiver request.

waiver:

On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted by Roll Call vote to grant the waiver 400-42D.2 for 100-foot natural buffer on numbered routes to highway.

Roll Call Vote:

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

There were no comments from the public.

The Board was informed that the Attorney for the Town of Douglas has begun drafting a decision. It was recommended that the draft decision begin to be drafted for the Town of Uxbridge including the discussed conditions.

Continuation Hearing:

On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted by Roll Call vote to continue the hearing to June 17, 2021, at 7:00 pm at the Douglas Town Hall.

Roll Call Vote:

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

GENERAL BUSINESS:

Stormwater Regulations – Public Hearing:

The Chairman opened the discussion on the stormwater regulations. It was communicated by the Board that they are not in favor of accepting the changes noted in the proposed stormwater regulations. The Board does not want to put in language which the State does not have. The regulations should align with MA DEP. It makes more sense to the Board to just reference the MA DEP. Town Engineer Hutnak was present and communicated that this document is beyond what the State requires but this is what was recommended from the EPA. The Board thinks that the State regulates enough and does not want to go above. Mr. Hutnak noted that there have been no further updates from the EPA or DEP. The Board was questioning why they would adopt updated stormwater regulations when they do not know what the State is proposing. The

Board is not ready to vote on changing the Stormwater Rules and Regulations at this point. It was suggested to add the link to the regulations with the stormwater bylaw.

On a motion made by Jim Smith, seconded by Joe Leonard, the Board voted by roll call vote to continue the hearing to July 14, 2021, at 7:00 pm.

Roll Call Vote:

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

APPROVAL OF MINUTES:

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted by roll call vote to accept the minutes from May12, 2021.

Roll Call Vote:

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

515 Douglas Street – Minor Modification:

The applicant representative David Mackwell was present along with Brandon Lee.

The Board is in receipt of the minor modification paperwork

The applicant provided a screen share. It was explained that the modification consists of clean up items and details as coordinated with Amazon.

The following were modified:

- There will be less parking and more loading docks.
- Inclusion of more green space.
- Updating utilities for permitting
- Layout changes include drop off location closed to building.
- Handicap spots moved in front of entrance
- Reduction in 16 parking spaces
- Vendor parking area was included

- There is a larger electrical cabinet for transformer and charging stations (2 fewer trailer storage)
- There is an entrance guard shack with three lanes with the inclusion of two ALPR cameras for trucks.
- Amazon signage changed.
- Included speed humps on entrance drives to reduce speed into site.
- Updated photometric plan to meet requirements.

The Board does not have any questions on the changes. This was included in the letter from May 21,2021.

On a motion made by Barry Hauck, seconded by Jim Smith, the Board voted by roll call vote to approve the minor modification for 515 Douglas Street.

Roll Call Vote:

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

OTHER ITEMS:

- It was suggested that if Elmdale Estates does not make significant progress by July 14,2021 it will be recommended that the application be withdrawn without prejudice at the July 14, 2021 meeting.
- The Board would like the representative of Cobbles Knoll present at the next meeting to discuss the subdivision. The site looks abandoned and there has been no work done on the site. There is a bond in place.

Adjourn:

On a motion made by Barry Hauck, seconded by Jim Smith, the Board voted by roll call vote to adjourn the meeting at 8:54 pm.

Roll Call Vote:

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

Respectfully Submitted,

Amy Sutherland
Recording Secretary