

Wednesday, May 11, 2022
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

REC'D UXS TOWN CLERK
2022 JUN 6 AM 7:40

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

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

Continued Public Hearing:

Definitive Subdivision Plan- Bowies Landing 335 William Street:

The public hearing for Bowies Landing was opened.

The Engineer representing the project requested a continuation to the next meeting March 23, 2022.

On a motion made by Rory St. Pierre, seconded by Barry Hauck, the public hearing for 335 Willams Street Bowies Landing will be continued to May 24, 2022 at 7:00 pm.

Continued Public Hearing:

Special Permit for Big Y:

The public hearing for Big Y was opened.

The applicant Mark Donahue was present. It was explained that the comments from Graves were received and language from the comments are incorporated into the draft decision. There was a letter dated 4.28.22 which was referenced from MDM. The applicant communicated that they will keep the Planning Board in the loop with communication with MA DOT.

There were no further comments from the public.

On a motion made by Eli Laverdiere and seconded by Rory St. Pierre, the Board voted to close the hearing for Big Y.

The Board is in receipt of the draft decision and reviewed by Town Counsel. There are three permits to approve.

On a motion made by Eli Laverdiere and seconded by Rory St. Pierre, the Board voted to approve the three permits for Big Y and also to close the hearing.

30 Lackey Dam Road:

The Board is in receipt of an amendment application to the Special Permit for 30 Lackey Dan Road. Attorney Mark Wickstrom was present.

The Board reviewed the plans.

The following are the noted amendments:

- Increase building area 250 sq. feet for cooler storage
- Paved area expands to east and north
- Fuel storage reconfigures for better truck position for fueling
- Outdoor patio and seating enlarged
- Diesel canopy enlarged for suppression design.
- The parking layout is the same. The resource area is not impacted to trigger conservation issues.
- There is an updated traffic report – no impacts
- Updated stormwater management report – no addition impact

The Consultant is reviewing the amendment and will provide a review letter at the next meeting.

On a motion made by Barry Hauck and seconded by Rory St. Pierre, the Board voted to continue the hearing to May 26, 2022.

Approval of Minutes:

April 27, 2022:

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted to approve the minutes from April 27, 2022 as amended.

OTHER BUSINESS:

Ledgemere:

- The applicant is still addressing some of the issues.

Rod and Gun Club:

- The Board is in need of the as-built plans. The outstanding items should be settled by the next meeting.

Cobbler's Knoll:

There were residents at the meeting who wanted to speak about Cobbler's Knoll. The Board explained that the covenant has benchmarks which the applicant needs to comply with. The Board is active and in place. The applicant is closing on financing next week. The residents are concerned about this project not moving fast enough.

Resident Eric Burgess 41 Turner Farm Road:

Mr. Burgess is concerned that the applicant's deadlines have come and gone without any consequences. There has been no updates provided as requested. The applicant should be finishing phase 1 before moving to phase 2. Phase 1 was to be done in June 2021 and is not completed.

The Town Planner did explain that there was a cistern which needed to be put in which needed to go into Phase 2 to be completed.

There was a recommendation to send a certified letter to the applicant requesting he attend the next meeting and provide an update.

Adjourn:

On a motion made by Eli Laverdiere, seconded by Rory St. Pierre, the Board voted to adjourn the meeting at 8:00 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved 5.25.22

