

**Wednesday, September 28, 2022**  
**Uxbridge Planning Board Meeting Minutes**  
**21 South Main Street, Room 205**  
**Uxbridge, MA 01569**

REC'D LHD TOWN CLERK  
2022 OCT 31 AM 7:51

<b>Members</b>	<b>James Smith</b> <b>Chairman</b>	<b>Barry Hauck</b> <b>Vice Chairman</b>	<b>Eli Laverdiere</b>	<b>Joe Leonardo</b>	<b>Rory St. Pierre</b>
<b>Attendance</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

Also Present: Jack Hunter, Town Planner

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

**CONTINUED PUBLIC HEARING:**

The Chairman of the Planning Board recused himself from discussions.

**Sherman Estates:**

The Chairman stepped down and had Member Hauck run the meeting.

The Public Hearing was reopened for Sherman Estates.

Member Laverdiere commented that he thinks Member Saint Pierre should recuse due to the fact that he has a financial interest and is suing the Board members and town and this particular applicant. This was brought up by a resident of the town. The monthly dues from the condo association fees are what is paying for the lawsuit.

It was suggested that the member call ethics.

There would still be a quorum of the remaining members.

Member Pierre was asked to recuse himself.

The Town Planner provided an update on the project:

- Received responses from Allen Engineering for DPW and Graves
- Need to get clarification on easement can be used as public way and contain public infrastructure above and below.

- Applicant withdrew waiver for public water, DPW want to do a water pressure test analysis to service the 6 homes. The 53 G account is not DPW, and he is going to get a scope from Tighe and Bond and this will be presented to the Board.
- Town Counsel responded about road length and 25 units; this is on the Boards discretion. The Board would like input from Fire, and DPW and Police.
- There was an inventory of dead-end roads with more than 25 units. Member Laverdiere has noted his list of examples throughout town. (ex. Robertson Crossing)
- The applicant has agreed to address the cul-de-sac concern once road is accepted.

The Board is in receipt of the following documents.

- Waiver Request Revised 9.8.22
- Sherman Farm Estates Review #2 DPW dated 9.22.22
- Submitted deed of easement which was granted.
- Removal for overhead utilities and will do them underground.
- Asphalt removed after acceptance of road.

There was a productive meeting with the abutters.

It was discussed that getting a road accepted in town, having a condition could be difficult.

The meeting was open to the public for comments.

**On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted unanimously to continue the hearing to October 12, 2022 at 7:00 pm.**

The Chairman James Smith resumed his position as Chairman.

## **PUBLIC HEARING:**

### **284 Mendon Street:**

The hearing for 284 Mendon Street was opened.

The Engineer representing the applicant is Mark Allen from Allen Engineering.

The Board was informed that the project site is approximately 5.3-acre parcel located in the residential B” zone. The land is known as 284 Mendon Street. This is owned by West River Homes, LLC. The assessor property is located at Map 19, Parcel 2475. The applicant intends to keep the existing home. There are no known wetlands on site. The design is for the creation of three new lots and one that that will be for the existing home. The lots will be at least 43,560 sq ft and will get the legal frontage and access from the new dead-end roadway having a length of 650 feet terminating a hammer head style cul-de-sac. This will be a private roadway with a 20-

foot wide asphalt surface. The applicant is seeking waivers from the typical subdivision road design standards. There will be a homeowner's association to fund the operation and maintenance of the new driveway and utilities. The applicant was going to have this be private wells and individual sewage disposal systems, but they have removed this waiver and will connect to town water and sewer. There will be underground telephone, cable and gas. The street name will need to be approved.

The applicant is seeking the following waivers:

- Section 3.2.2 – Performance Guarantee
- Section 5.3.6 – curbing
- Section 5.5 -Sidewalk

The applicant is aware that if there is cutting that exceeds an acre there will need to be a stormwater permit granted. The Board discussed the regulations which will need to be updated to accommodate the new larger Fire Trucks. There will need to be a new street name and number. This application should not hit the threshold for stormwater since it is a redevelopment project. The applicant believes this is under an acre. The width of the road needs to be checked. The radius of the cul-de-sac needs to be checked for the fire truck. The Board would like to see the hammerhead bigger. This area will be paved.

The Town Planner explained that the DPW is asking for a water analysis. The Assessor also did send an email about the address issue. This email will be forwarded to the applicant

The hearing was opened to the abutters.

There were several questions asked:

- Will a buffer of trees be maintained (Yes)
- When will the project begin (Spring)
- A question was asked if the width of the driveway can be expanded.
- Can some of the trees be saved.
- A question was asked if there will be a traffic light to absorb some of the traffic.

The Board was made aware that the waiver for the water and sewer was withdrawn. The applicant will connect into the water and sewer.

The applicant will provide a letter noting responses to all the issues.

**On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted unanimously to continue the hearing to October 12, 2022 at 7:00 pm.**

**PUBLIC HEARING WARRANT ARTICLES:**

The public hearing for the warrant articles was opened.

**ARTICLE 12: AMENDMENT TO ZONING BYLAW: SECTION 400-15 SIGNS**

To see if the Town will vote to amend the Uxbridge Zoning Bylaw to add a new Section 400-15 Signs or take any other action relating thereto. **SPONSOR:** Uxbridge Zoning Board of Appeals

The Board was made aware the recommendations from the last meetings were incorporated into the current document. This document has been reviewed by town counsel.

**On a motion made by Eli Laverdiere, seconded by Rory Saint Pierre, the Board voted unanimously to recommend Article 12 as written.**

**ARTICLE 13: AMENDMENT TO ZONING BYLAW: SECTION 400-16 ACCESSORY DWELLING UNITS**

To see if the Town will vote to amend the Uxbridge Zoning Bylaw to add a new Section 400-16 Accessory Dwelling Units or take any other action relating thereto. **SPONSOR:** Uxbridge Zoning Board of Appeals

The Board was informed that the comments from Town Counsel was incorporated into the current document. The Building Inspector will deal with the monitoring of the permits. The town needs to put a mechanism in place to monitor the expiration of these permits and who handled this. The permits expire in three years if not renewed. There is no reference to tearing down or demolition.

**On a motion made by Eli Laverdiere, seconded by Rory Saint Pierre, the Board voted unanimously to recommend Article 13 as written.**

**ARTICLE 23: CITIZEN PETITION – VOTE TO RE-ACCEPT EXT. OF ELM ST. AS A PUBLIC WAY**

To see if the Town will vote to re-accept the extension of Elm Street as a public way as voted, Article 20, June 4, 1991 as shown on the street acceptance plan recorded at the Registry of Deeds Oct. 18, 1991, Book/page 00653/8. **SPONSOR:** Jim Smith. This warrant article was withdrawn so the Board took no action.

**ANR PLAN: 740 Hartford Ave:**

The Board is in receipt of the ANR application for 740 Harford Ave.

The application was submitted by Grady Consulting LLC. The Engineer or Applicant was not present. The application is not being acted on since the submittal is not complete. The application references a date back on July 19, 2021. The Engineer will be notified about updating the application.

There was no action on this plan.

**On a motion made by Eli Laverdiere, seconded by Rory Saint Pierre, the Board took no action on the incomplete application.**

**Cobblers Knoll:**

The Board was informed that the enforcement paperwork was submitted to the Building Commissioner. There will be no more occupancy permits issued until this is addressed. The letters for the bond company were signed and sent out in the mail.

**867 Quaker Highway, Special Permit:**

The Board is in receipt of a request for an extension of 90 days for the recording of the decision for 867 Quaker Highway.

**On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted unanimously to grant a 90-day extension for the recording of the decision.**

**Minutes:**

**September 14, 2022:**

**On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted unanimously to approve and sign the minutes from September 14, 2022.**

Respectfully Submitted,

Amy Sutherland  
Secretary

Approved October 12, 2022

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James Smith

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Barry Hauck

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Joe Leonardo

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Eli Laverdiere

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Rory Saint Pierre