

Wednesday, October 12 2022
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

REC'D URB TOWN CLERK
2022 OCT 31 AM 7:54

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

Also Present: Jack Hunter, Town Planner
The Planning Board opened the meeting at 7:00 pm.

APPOINTMENT:

The Town planner asked the following to attend the meeting to discuss:

- Fire Chief Dion
- Police Chief Montminy
- Chief Assessor Ken O'Brien

All members discussed that there is a concern about private roads and public safety issues with them. All were in agreement that the plans submitted to the Planning Board need to also be provided to Fire, Police and Assessors. The Assessor would like all the plans to have street numbers on them prior to recording. The Board expressed that they have not had to do this in the past. The Board of Selectmen have named the streets and the Building Inspector has worked with the assessor to assign the house numbers. The Fire Department has a program which allows residents to come and get reflective numbers. The Assessor reviewed a list of past issues with house numbering. The goal of the meeting was to make sure that public safety are able to access the private subdivisions. There was a subdivision Noonan Way where there was a gate. This gate creates an issue if there is an emergency situation. The Fire Department would like the roads to be 24 ft. This accommodates the most up to date trucks. The Town Planner communicated that the Board is willing to work with all departments to address the house numbering.

CONTINUED PUBLIC HEARING:

The Chairman of the Planning Board recused himself from discussions.

Sherman Estates:

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

The Public Hearing was reopened for Sherman Estates.

Member St. Pierre explained that he did consult with ethics. The determination was that there is no conflict of interest. He is able to act on this application. Member St. Pierre has watched the recent meeting and read all the documentation relative to the meeting.

The Town Planner provided an update on the project:

- The comments and concerns from the DPW have been addressed.
- There are a few minor outstanding items left to address in the Graves review.
- There was a productive meeting this week with the applicant, DPW representative and Engineer regarding the cul-de-sac and the eliminating of it.
- If the scope for the water testing is not provided, it will be done through the DPW but will be covered in a condition.
- The road length still needs to be resolved. The police chief is fine with the road as noted in plan. The police would like the numbering of the houses to be consistent.
- The Fire Chief is fine with what is being proposed.
- There will be a design sketch for the elimination of the cul-de-sac

There was discussion that the road here will never be gated, and this could be a condition and cul-de-sac approved by road acceptance. There was a question about the hydro cad model. This was number #17. It was explained that this is a conservative approach to drainage. The condition noted was fair and not pristine condition both before and after.

Engineer Mark Allen provided responses since the last meeting. All are in agreement to eliminate the pavement in the cul-de-sac. There can be a condition within a decision to address this as part of the construction phase. The additional items will be responded to by the next meeting.

The hearing was opened to the public. There were no comments.

On a motion made by Joe Leonardo, seconded by Rory St. Pierre, the Board voted unanimously to continue the hearing to October 26, 2022.

The Chairman James Smith resumed his position as Chairman.

CONTINUATION PUBLIC HEARING:

284 Mendon Street:

The hearing for 284 Mendon Street was opened.

The Engineer Mark Allen from Allen Engineering has requested a continuation to October 26, 2022 at 7:00 pm.

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted unanimously to continue the hearing to October 26, 2022 at 7:00 pm.

Public Hearing:

3 Lackey Dam Road: Special Permit Application and Stormwater Permit

The public hearing for Lackey Dam Road was opened.

The applicant explained that the project proposes to construct an approximately 179,122 sq. f. warehouse distribution facility for land located off of Lackey Dam Road in Sutton MA. This

project has land in the Town of Uxbridge and Sutton. The access is proposed via a driveway that will be located on Lackey Dam Road approximately 1,800 feet south of Oakhurst Road. There will be a gated emergency access proposed on Oakhurst Road approximately 800 feet west of Jared Drive. It was explained that the traffic study area expanded to include additional study locations requested by the town and peer reviewer. There is no identified tenant for the project. The facility will be utilized 24/7. The majority of the activities will be between 6:00 am-11:00 pm. The wastewater generated by the project will be treated by an on-site septic system. The water connection will be to the existing 10-inch water main owned by the Whitinsville Water Company, located off Jenna Lane in Sutton. The anticipated buffer to the site is the existing vegetation. There will be sound controls for building rooftop ventilation equipment.

There was baseline analysis done to include traffic counts, crash data, roadway geometry and traffic control. The traffic study also takes into account new projects in the surrounding communities with the cumulative analysis. The study also looks at the traffic estimated for employee vehicle trips and trailer tractor trips. The estimated development would generate a total of 322 new vehicle trips (161 entering/161 existing) on a daily basis. The proponent is willing to implement a transportation monitoring program after full occupancy of the project.

There will also be a transportation management program which will look to implement a number of measures to reduce the vehicular traffic. The Board was shown on the screen share the sight distance summary analysis. The proposed parking for trailers will be 44 spaces: automobile parking spaces 135.

The Board is in receipt of a letter from the Northbridge Planning Board dated October 7, 2022. The letter asks that there be an expanded scope of traffic analyses and mitigation.

It was communicated to the Board that the Sutton Conservation met several times with the applicant. They are close to issuing Order of Conditions. They will be meeting again on October 19, 2022. The applicant has also met with the Sutton Planning Board. They are getting comments back from Graves. Their next meeting is October 24, 2022.

The hearing was opened to abutters.

Abutters:

89 Lackey Dam Road: Concern is about the more than 52 trips in a day for 24 hours.

The Board would like the Town Planner to reach out the Town Planner from Sutton. He will also be speaking with the Traffic Consultant Ron Mueller. There was discussion that if the traffic numbers fluctuate after a decision is rendered, then there is language in a decision that the applicant will need to provide mitigation.

On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted unanimously to continue the hearing to October 26, 2022 at 7:00 pm.

General Business:

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 sent to Mr. Marinella. Member Leonardo informed the Board that he did visit the site and noted some improvements. The weeds and grass were cut which improved the site distance. There has been some seeding of the swales.

Mr. Marinella was at meeting. He explained that a schedule of work was provided a few months back. He has not been able to stay true to the timelines. The Board communicated that the two big issues are the emergency access road and also the installation of the cistern. The cistern has been ordered but has not been paid for since he needs funds which need to be provided if this can be part of the second phase. It was explained that the open space area was signed off to the Conservation Commission. This documentation was provided. It is Mr. Marinella's intent to plow and sand this winter.

There is a concern about the sidewalk and the sloping. It is unusable for the residents, and it does not look right. Mr. Marinella agrees about the status of the sidewalks and communicated that the driveways need to be cut back. It was explained he did meet with Andrews Engineering to redesign the sidewalks. The Board wanted these to the left and they were not put in this location.

The Board still is considering pulling the bond since there has not been enough progress completed.

Some of the abutters had the following concerns:

- 68 Turner Farm Road – site lines are not being maintained. The swale is not functioning and is filled with ruts. The driveways need to be cut back. There appears to be a disconnect between the developer and contractor.
- 76 Turner Farm Rd –The resident requests a retaining wall since there is a steep slope. The slope is a safety risk with their children. They would like the cistern to be installed.

Mr. Marinella communicated that he will continue to work with the town to resolve the issues of the driveways, retaining wall and other issues. He thinks the cistern could be in at the end of November.

Minutes:

September 14, 2022:

The Board will vote on the minutes at the next meeting once the edits are provided.

Adjourn:

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted unanimously to adjourn the meeting at 9:50 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Approved October 26, 2022

