

**Wednesday, November 9, 2022**  
**Uxbridge Planning Board Meeting Minutes**  
**21 South Main Street, Room 205**  
**Uxbridge, MA 01569**

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

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 ran the meeting.

The Public Hearing was reopened for Sherman Estates.

The Town Planner provided an update on the project:

- The DPW wanted to confirm with Tighe and Bond that there was enough capacity. This was confirmed and there is enough pressure and capacity.
- There were received revised comments from DPW #3 in memo.
- There is a drafted condition within the decision that outlines concept of cul-de-sac.
- There will be surety would be in place so when the cul-de-sac is replaced and if and when the applicant wants the new road accepted, the applicant has 60 days to do the work.
- The documents have been provided and reviewed by Town Counsel and the edits were provided.
- The Board is waiting for a response to comment #2 on the Graves report.

The applicant representative Mark Allen was present by zoom.

Mr. Allen provided the following update:

- The Board was informed that the applicant has responded to the Graves letter noting item #2.
- The only outstanding issue is installation of the monitoring well. The applicant has agreed to do the well.
- There are only a few minor issues left to address with the DPW and those can be conditioned within a decision.
- The Engineer and applicant reviewed the decision and are in agreement with the language.

- The road will be installed within a year.
- There was a question about the minor elevation of the cul-de-sac and the low slope area near the crown of the road and the slope is 2%.

There was a question about the cul-de-sac. It was recommended that this be on the plan for recording purposes. The engineer communicated that there will be a mortgage inspection which is done by a licensed professional and this will be done when the units are sold.

**On a motion made by Joe Leonardo, seconded by Rory St. Pierre, the Board voted unanimously to continue the hearing to November 16, 2022. (Member Laverdiere will sign the Mullin rule certification)**

The Chairman James Smith resumed his position as Chairman.

**CONTINUATION PUBLIC HEARING:**  
**284 Mendon Street:**

The hearing for 284 Mendon Street was reopened.

The Engineer Mark Allen from Allen Engineering was participating by zoom.

Engineer Allen provided an update on the project. At the last meeting, the abutters were concerned about the trees. The Engineer provided a screen share of the trees in question. The noted trees were noted, and some were in the right of way. The abutters had requested that some of the bigger trees be saved and not removed. This included the 28-inch Maple trees. The Board was informed that the road was realigned to address this situation in an attempt to save the noted trees. The limit of work was shown on the plan. There was also discussion if the applicant needs to submit for a stormwater permit since this is a redevelopment site. It has already been disturbed. It is the intention of the applicant to extend the water and sewer lines.

The following still needs to be addressed:

- Respond to the Graves comments
- Respond to the DPW comments
- Response from the Fire Chief about the cul-de-sac

The Engineer communicated that he is planning on submitting a response letter which will address all issues.

**On a motion made by Joe Leonardo, seconded by Rory St. Pierre, the Board voted unanimously to continue the hearing to December 14, 2022. (Member Laverdiere will sign the Mullin rule certification)**

**Continuation Public Hearing:**  
**3 Lackey Dam Road: Special Permit Application and Stormwater Permit**

The continued public hearing for Lackey Dam Road was reopened.

The applicant representative Todd Brodeur was present. He provided an update and reexplained 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 has been baseline analysis done to include traffic counts, crash data, roadway geometry and traffic control. The traffic study also took into account new projects in the surrounding communities with the cumulative analysis.

The Uxbridge Conservation Commission did review the application. They are in the process of drafting an Order of Conditions for the project.

The applicant also read into the record a letter with the explanation of the traffic study which took place on Gilboa Street. This is considered a level service of D. This was shown on the screen share. There was a comparison analysis done using the traffic study which was completed for the gas station. This study was also considered a level service of D.

The Board was informed that there was a meeting with the Town Planner, Town Manager, Lackey Dam Representative and also Member Eli Laverdiere regarding what and how the Town of Uxbridge will benefit from this project. There was an agreement that the Town will be receiving \$20,000.00 annually for up to ten years year. This will be a revolving fund indicating the specific use of funds.

The following has also been discussed:

- The hours of construction will need to be 24 hours if pouring of the site. The Town of Sutton has asked to limit the construction to 7-5 Monday through Friday. It was suggested that the work hours for Saturday will be 7:00 am -12:00 pm with no holidays or Sundays.
- There will need to be a condition that if Lackey Dam Road is disturbed then the applicant will need to mill and pave the entire width of the road.
- There will need to be the use of jack breaks
- No idling of trucks
- No cueing on site.
- The applicant will install signs on their property and down the driveway indicating no left turn.

Abutter:

89 Lackey Dam Road: This abutter was present and continues to have a concern about the fact that there will be more than 52 trips in a day for 24 hours. This abutter contends that the applicant is not putting in 24 docks if only 53 trucks are going in the facility in 24 hours.

The applicant responded that since the tenant has not been identified, the permit will specify the terms of the traffic and the numbers for this traffic need to be adhered to based on all the studies performed. This decision could be modified which would need to be done in a public hearing with the planning board.

**On a motion made by Joe Leonardo, seconded by Rory St. Pierre, the Board voted unanimously to continue the hearing to November 16, 2022.**

## **General Business:**

### **Cobblers Knoll:**

Mr. Marinella was present at the meeting. He informed the Board that there continues to be work on site. In relation to the conveyance of land, town counsel is reviewing the document and providing edits. The Chairman of the Commission is also reviewing this document. Once it is approved, this document will be recorded. The Board was informed that the cistern will be delivered in 6 to 10 weeks. Mr. Marinella would like the cease and desist removed from the last house. The Board is hesitant to remove the cease and desist until the sidewalk and driveways are cut back. The Board would like Mr. Marinella to instruct the contractor to do this work. The Board was informed that the emergency access road was flagged. The wetland flags were refreshed on site. The enforcement order from the Conservation Commission was lifted. This is now in the DEP hands. The trees on the site need to be cut back for the site view. It was suggested that the DPW be communicated with about which trees need to be cut back or removed.

The Board would like Mr. Marinella to provide an updated timeline of completion for each item.

**On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted to lift the Cease and Desist for Cobblers Knoll. (3 to 1 Rory St. Pierre)**

## **Next Meeting:**

- December 14, 2022

## **Adjourn:**

**On a motion made by Joe Leonardo, seconded by Rory St. Pierre, the Board voted unanimously to adjourn the meeting at 9:00 pm.**

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

Approved December 14, 2022



