

Wednesday, February 1, 2023
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	Zoom	Zoom

Also Present: Jack Hunter, Town Planner (zoom)
Junior Planner, Dylan Lindholm

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

CONTINUED PUBLIC HEARING:

284 Mendon Street:

The Board is in receipt of an email from the applicant seeking a continuation.

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted by roll call vote to continue the hearing for 284 Mendon Street to February 22, 2023.

Roll Call Vote:

Joe Leonardo aye

James Smith aye

Eli Laverdiere aye

Barry Hauck aye

Rory St. Pierre aye

Trowbridge Acres Lot Releases:

The Board is in receipt of the paperwork regarding Trowbridge Acres.

The Representative for Trowbridge was present. The Board is in receipt of the most recent peer review from Graves. The Board has two actions, acting on the lot releases and also the extension for construction completion.

Release of Lots:

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted by roll call to approve the release for the 12 lots.

Roll Call Vote:

Joe Leonardo aye

James Smith aye

Eli Laverdiere aye

Barry Hauck aye

Rory St. Pierre aye

Extension of Construction Completion:

The Board acted on the extension of construction completion for Trowbridge Acres.

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted by roll call to extend the construction completion for Trowbridge for an additional three years.

Roll Call Vote:

Joe Leonardo aye

James Smith aye

Eli Laverdiere aye

Barry Hauck aye

Rory St. Pierre aye

Cobblers Knoll:

The Board was made aware that the new town counsel has been informed about the history with Cobblers Knoll. Mr. Marinelli was present and communicated that he is committed to completing the project. The applicant is currently working with DiPrete engineering to address the items noted on the Graves report. He is working on the site distance. The applicant communicated that he went to the DPW to see if they can look at the site distance which was cleared. There were photos taken by Mr. Marinelli. The applicant continues to work with the DEP and the fine from the enforcement order will be paid and once this occurs there will be a release of the enforcement as it relates to the pond. There will need to be another inspection done by Graves. The applicants would like to complete a few additional items before Graves performs inspection. The Board would still like to continue the steps to take the bond. The Town Planner will get an update on the balance of the 53 G account.

Kathy Trail:

The Town Planner informed the Board that the Certified Letter was sent out. There has been no receipt that the letter was picked up. There is currently a surety in place of \$20,000.00. Town Counsel is drafting language to act on taking the surety. This item will continue to be placed on the agenda for February 22, 2023.

Ledgemere Fafard Amendment to stipulations:

The Representatives from Fafard Angela Conforti and Jeff Roloff were present to discuss the revised stipulations. This document was presented to the Board. Town Counsel for the Board has reviewed the document relating to the stipulation. The Board was asked to allow for 8 more foundations on Tea Party, There is a concern that these will be uncapped. The Lots discussed were part of Phase 5. Attorney Conforti communicated that they will not be applying for the building permits for Lots 13 and 14 until the end of March until there is agreement with the town. The Board discussed that based on Graves comment from the peer review dated January 30, 2023, there are still outstanding items. Attorney Roloff communicated that that the site is in good shape with controls in place. The goal is to finish basin 3 in the spring. There was a screen share of the area.

The Board would like the applicant to provide a plan with the noted area and would like a presentation at the February 22, 2023 meeting.

Approval of Minutes:

January 11, 2023:

Roll Call Vote:

Joe Leonardo aye

James Smith aye

Eli Laverdiere aye

Barry Hauck aye

Rory St. Pierre aye

Adjourn:

On a motion made by Eli Laverdiere, seconded by Rory St. Pierre, the Board voted by roll call to adjourn the hearing.

Roll Call Vote:

Joe Leonardo aye

James Smith aye

Eli Laverdiere aye

Barry Hauck aye

Rory St. Pierre aye

Respectfully Submitted,

Amy Sutherland

Approved February 22, 2023

