

Wednesday, December 14, 2022
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

REC'D URB TOWN CLERK
2023 MAR 15 4:02 PM

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

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

CONTINUATION PUBLIC HEARING:
284 Mendon Street:

The hearing for 284 Mendon Street was reopened.

The Engineer Mark Allen from Allen Engineering has requested a continuation of the hearing to January 12, 2023.

On a motion made by Rory St. Pierre, seconded by Eli Laverdiere, the Board voted by Roll Call vote to unanimously to continue the hearing to January 12, 2023.

Roll Call Vote:

James Smith	aye
Eli Laverdiere	aye
Rory St. Pierre	aye
Barry Hauck	aye

General Business:

Cobblers Knoll:

The Town Planner informed the Board that he visited the site. There has been no further work completed. Mr. Marinella was to be present at the meeting but was not in attendance. There is an established bond amount and the Board will proceed with steps to take the bond. The DEP is also now addressing the Conservation Commission issues on site.

Cornfield Estates:

The Town Planner provided the Board an update regarding Cornfield Estates. The drainage has not been finished. There was an estimate from Graves. The Board was also informed that there is a cash surety of \$24,000.00. The Planner has tried several attempts to contact the developer. The Board would like a certified letter sent to the applicant requesting his attendance at the next a future meeting.

Minutes:

November 9, 2022:

On a motion made by Rory St. Pierre, seconded by Barry Hauck, the Board voted by roll call to approve the minutes from November 9, 2022 with revisions.

Roll Call Vote:

Rory St. Pierre	aye
Barry Hauck	aye
Eli Laverdiere	aye
James Smith	aye

November 16, 2022:

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted by roll call to approve the minutes from November 16, 2022 with revisions.

Roll Call Vote:

Rory St. Pierre	no vote
Barry Hauck	aye
Eli Laverdiere	aye
James Smith	aye

Correspondence:

The Board discussed a correspondence memo from Attorney Talerman dated December 1, 2022. This was regarding the new statute MGL c. 40Y “Starter Home Zoning Districts” The goal of this statute is to provide a process under which the town can facilitate the development of smaller more affordable homes. This would create an overlay district. This would need to be adopted at town meeting. This is for single family homes not exceeding 1,850 sq. ft. The Board would like to see this in a location where there is water and sewer. There is technical assistance and incentives for those towns who adopt this. This will be placed on a future agenda for discussion.

Update:

The Board was provided an update on the cultivate business. There was a problem with the odor. The business has put into place a hot line which is running 24/7 for those who have complaints. This has also been placed on the town website. The Board of Health has been instrumental in assisting to work to resolve this issue. There are mitigation strategies the applicant needs to comply with. There has been slow movement to implement the winter mitigation measures. There will be continued efforts to resolve this situation.

Next Meeting:

- **January 12, 2023**

Adjourn:

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

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Approved January 11, 2023

