

Wednesday, February 22, 2023
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

RECD TOWN CLERK
2023 MAR 1 AM 7:54

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
Dylan Lindholm, Junior Town Planner

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

CONTINUED PUBLIC HEARING 284 Mendon Street:

The hearing for 284 Mendon Street was opened.

On a motion made by Barry Hauck, seconded by Rory St. Pierre, the Board voted to continue the hearing to March 9, 2023.

Zipp Drive Amendments:

The Board is in receipt of an email from Attorney Knapik. The email noted that the subdivision was not recorded. The applicant is also looking for a modification since the MA DOT will not allow the entrance lane. There has been substantial construction completed on Lot 1. There was a problem at the registry with the original signing of the mylar be signed. The mylar also needs the signing from the Town Clerk noting the certification of no appeal. The original decision was recorded on March 5, 2021. The new mylar with modification will need to show there is no turning lane. The Board reviewed the letter from the MA DOT. The Board was also informed that there needs to be an access permit issued from the State since the entrance is from a State Road. This has not been done. The applicant is also waiting for MEPA. The Board is fine dropping the right turn lane. The applicant would like to be placed on the next agenda.

ANR PLAN 102 East Street:

The Board is in receipt of an ANR Plan for 102 East Street. The applicant Engineer Byron Andrews was present to explain the plan. After review, the Board recommends endorsement.

On a motion made by Rory St. Pierre, seconded by Barry Hauck, the Board voted unanimously to endorse the plan for 102 East Street.

ANR 740 Hartford Ave:

The Board is in receipt of the ANR Plan for 740 Hartford Ave.

The applicant was not present to explain the submittal. There was a question about the portion of land on the Town of Mendon, there is not enough legal frontage in Uxbridge. The Attorney for

the Town will need to review and report back to the Town with opinion. It was suggested that the surveyor be present at the next meeting.

Cobblers Knoll:

The Town Attorney was present, and it was explained that the Town continues to compile all the information relative to the site. Once all the information is gathered, it will be sent to the bond company. The Board was supplied with photos of the cistern which was delivered. There has been some blasting to make room for the cistern installation. This will remain as an agenda item.

Kathy's Trail:

The current developer Mr. Benoit and abutter were present, the history of the project was shared. It was indicated that there was a settlement with the town. The Town Planner asked for the abutter to provide that information to the Board. The settlement he contends is about the subsurface drainage. The Board was informed that there is about 450 ft. of drainage missing with an estimated cost of \$100,000.00. There was a settlement out of court. There is a bond amount of \$25,000.00 remaining. This will be placed on the next agenda for further discussion.

Ledgemere Fafard:

The Attorney Jeff Roeloff was present via zoom and provided an update. The current stipulations have been signed. The Board continues to want a response from Graves regarding the latest revisions. The Board is still inquiring about how the applicant will meet the new DEP standards. Attorney Roeloff communicates that it is his understanding that his client does not need to meet the new stormwater regulations since this was started prior to the new regulations being adopted. The applicant would like to continue working with the Town and Boards to address the issues. They would like to be placed on the agenda for March 22, 2023. There will be a meeting prior to the Planning Board meeting of March 22, 2023 with Graves, Town Planner and Town Counsel, and Applicant Attorney to discuss the remaining items.

Chestnut Street Retreat Lot:

The Board was made aware that the new owner for Chestnut Street would like an extension of decision. The applicant has not started any work but has done some surveying. The applicant is getting ready to submit the Notice of Intent. The expiration of the original permit expires February 23, 2023. This will be placed on the agenda for March 8, 2023.

Minutes:

February 1, 2023

On a motion made by Rory St. Pierre, seconded by Joe Leonardo, the Board voted unanimously to accept the minutes from February 1, 2023.

Adjourn:

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted unanimously to adjourn the meeting at 8:38 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved March 8, 2023

