

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

RECORDED BY TOWN CLERK
2023 NOV 1 AM 7:57

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
Dylan Lindholm, Assistant 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.

The Engineer Mark Allen was present. He provided an update to the Board. There are a few outstanding issues to address from the DPW and the Graves letters. Since the previous meeting, there was an additional letter provided by the DPW dated March 22, 2023. There was also an additional letter provided from Graves. The Board was also informed that the applicant spoke with the Town Engineer, Paul Hutnak from the DPW today. The applicant wanted to review the Graves recent letter. Item #3 was the first item discussed. The information has been updated to show the disturbance area and staging area with material for the road. This was shown on the screen share. The Board was informed that there will be no significant tree removal. It is Engineer Allen opinion that the disturbance is under one acre thus not triggering a stormwater permit. It is his suggestion that the Board can write a condition that the lots can be release through surety inspections. There was a recommendation that the limit of clearing can be staked out. The condition could be worded that no more than an acre can be disturbed. The Board was informed that the Fire Chief is fine with the recent revisions. There have been no changes in the profile, what is there on site today is how the current driveway exists. The applicant wants to remove the existing asphalt which will provide a less impervious surface and this will be a net loss of impervious post construction. The next item discussed was relative to item #10. This was regarding the calculations. A table was shown of the supplied table to show calculation which show the net reduction. The Engineer provided another document to regarding the Town of Uxbridge stormwater bylaw. The project is within Zone 2. The project has components of low impact design. There will be no altering of the wetland resources. The project will utilize country drainage. The applicant showed on the screen share renderings of the drainage. The Board wants surety on the lots and also the second phase if this is how the Engineer is proceeding. The Board is concerned that there is a discrepancy of what the Town Engineer is recommending and what Mark Allen is suggesting. It was suggested that a decision be drafted with conditions to identify surety of the lots. Graves Engineering can review to decision to make sure the town is protected with the language of the condition.

There was an abutter present who wanted clarity on where the road would be since she has water in her cellar.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted to continue the hearing to April 12, 2023 at 7:00 pm.

Warrant Article: Expansion of Historic District:

The Board is in receipt of the Article regarding expansion of the Historic District. Mrs. Keegan was at the meeting and provided a lengthy presentation regarding the rationale for the expansion. There was outreach to the town residents. Surveys were sent out and returned. This proposed change will not increase property taxes. There will be a site visit with a walking tour on April 30, 2023. The Board was informed that the Board of Selectmen want there to be another mailing which will be sent certified to the abutters.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted unanimously to recommend the Expansion of the Historic District Article as provided.

A letter will be sent to the Board of Selectmen.

Zipp Drive Amendments:

The applicant John Shahigan was present. The Board was informed that the Department of Transportation issued a permit today to access the curb cut. This email from the DOT will be forwarded to the Board and Town Planner. There is still a concern about the property in the back. The access easement was approved, and a building permit was provided. There is currently no building permit for Lot 1.

The Board would like the Engineer and their Town Counsel at the next meeting to explain the plan. This will be tabled until the next meeting April 12, 2023.

Ledgemere Fafard:

The Town Planner explained that after speaking with Town Counsel, it is of their opinion that Basin 1A is subject to the new stormwater regulations. It was also communicated that Lots 13 and 14 are subject to the stipulation.

Cobblers Knoll:

There was no update on Cobblers Knoll.

Kathy's Trail:

The developer Mr. Benoit was not present. The Board was informed that the Town Assessor has clarified that Mr. Benoit is responsible for the road. The Board will request that he be present at the April 12, 2023 meeting.

Minutes:

March 8, 2023

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted unanimously to accept the minutes from March 8, 2023.

Adjourn:

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

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Approved April 12, 2023

