

**Wednesday, March 8, 2023  
Uxbridge Planning Board Meeting Minutes  
21 South Main Street, Room 205  
Uxbridge, MA 01569**

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

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. A response letter dated March 3, 2023 was provided this week from Mark Allen. The Board is waiting for responses from DPW and Graves. There continues to be an item with the stormwater component of the application. The Engineer does not think this project triggers the stormwater permit since this is existing conditions. There was a color map of the area. The post condition will have less impervious with the removal of some pavement. There will be roof infiltration on the homes. There will not be a disturbing on more than one acre. This will be a private way. There were no comments from the public. The hearing will be continued to receive comments back.

**On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Bord voted to continue the hearing to March 22, 2023 at 7:00 pm.**

**Zipp Drive Amendments:**

Attorney Knapik was present via zoom to represent his client. It was explained that the mylar needs the signing from the Town Clerk noting the certification of no appeal. 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 original decision was recorded on March 5, 2021. and with one change to provide for the town clerk signature and certification. There was a question about the existing property on the other side of the railroad which has no frontage. The applicant responded that this has been permitted in full. The Board was shown a copy of the signed covenant. A paper copy will be provided to the Planning Department. The Town Planner will work with the Building Inspector and Town Counsel to remedy. The modification will be in front of the Planning Board at a later meeting.

The Board signed the mylar. (Eli Laverdiere did not sign)

### **ANR 740 Hartford Ave:**

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

The surveyor was present to explain the submittal for 740 Hartford Ave. There was a screen share of the plan. There was a question about the portion of land on the Town of Mendon, there is not enough legal frontage in Uxbridge. The Attorney informed the Board that this can be approved but the applicant needs to seek an ANR from the Town of Mendon. There was a reworking of the plan to avoid the wetlands.

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted to endorse the plan for 740 Hartford Avenue.

### **Hyde Park Circle Road Layout:**

Member Hauck recused himself.

The Board was informed that there have been ongoing meetings with the applicant. The Board is in receipt of a letter from Graves and DPW that there are no outstanding items. There is a bond in place. The As built plans have been provided. The Town Manager informed all that the bond will not be released until the deed is recorded.

**On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted to recommend the approval of the Hyde Park Circle Layout since it has met the requirements for Road Layout. (Member Hauck did not vote)**

### **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. The applicant would like to extend the permit for two years.

**On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted to extend the Retreat Lot Special Permit for 0 Chestnut Street until February 23, 2025.**

A letter will be drafted and submitted to the Town Clerk with the action of the Planning Board.

Board member Hauck recused himself from the discussion of Ledgemere.

### **Ledgemere Fafard:**

The Town Planner explained that after speaking with Town Counsel, it is recommended that the Board not discuss this item. There may be a need for an executive session for the next meeting which is March 22, 2023.

Board member Hauck rejoined the meeting.

### **Cobblers Knoll:**

The Town Planner explained that the cistern has been installed. The developer is securing lending. The lender wants to make sure that the cistern is part of phase one. The developer and Town Counsel is still working on the bond list items.

### **Kathy's Trail:**

The current developer Mr. Benoit was present. Mr. Benoit is still not clear on what his responsibility is relative to Kathy's Trail. Mr. Benoit explained that it was his understanding that he bought the four lots and not the road. Mr. Benoit contends that he was not provided with the deed to the road. The Board discussed how lots can be released for a road that Mr. Benoit contends he does not own. The bond money that he put up was for the lots. The Town Planner did discuss this with the Board of Assessor, and it was his understanding that the road belongs to Mr. Benoit. The Town Planner will explore this further with the Board of Assessor.

### **Minutes:**

#### **February 22, 2023**

**On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted unanimously to accept the minutes from February 22, 2023 with amendments.**

### **Adjourn:**

**On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted unanimously to adjourn the meeting at 8:27 pm.**

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

Approved March 22, 2023

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James Smith

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Barry Hauck

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Eli Laverdiere

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Joe Leonardo

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Rory Saint Pierre