

**Wednesday, May 24, 2023**  
**Uxbridge Planning Board Meeting Minutes**  
**21 South Main Street, Room 205**  
**Uxbridge, MA 01569**

REC'D UXB TOWN CLERK  
2023 JUN 25 AM 8:55

<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>	

Also Present: Dylan Lindholm, Assistant Town Planner  
Jack Hunter, Town Planner (Zoom)

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

**Public Hearing Freedom Way:**

The Board opened the public hearing for Freedom Way.

The Engineer on the project was Patrick Doherty. Fred Lapan was the survey engineer for the old subdivision and has worked on the new modification. The applicant wants to extend the road 285 ft for two additional lots. The request is to modify the definitive plan. This was approved in 2004. There has been work on site and binder has been placed to end of cul-de-sac. This is a single road. Seven of the lots have homes constructed on them. There is a request for modification of basin A. There is also an ask for an extension of the road. This was shown on the plan page #7. The applicant has comments from Graves and DPW. The DPW comments were received today. These need to be discussed with DPW. Item #1 DPW suggest road comply with current cross section. This was waived when originally approved and the request is that remain in place. The other item is stormwater basin has 3 to 1 with berm width noted. These has been constructed and want to keep crosssection from original approval. Item #14 is the DPW does not want this waived. The applicant has installed a 175 ft. radius on original plan and would not compromise safety since is the end of the cul-de-sac road. put a stabilized slope outside of the right of way instead of 2-1 slope or could construct a wall. The applicant will need to review this with the DPW. The Board reviewed the original plan.

The Town Planner looked at the history of this project. this needed to be completed within 3 years and received an extension and this lapsed and then came in with modification and received another extension May 2020. It is recommended that the applicant seek extension of permit. The Fire Chief has concerns about the cul-de-sac and will provide in writing. It was recommended that Graves Consultant go to site.

The Board wants the basins finished and have a bond in place since this project has been in development for 19 years.

The applicant noted that there is a Tri-Parti in place and 9 lots were released. This is in place with Dean Bank.

The applicant wants to finish Basin A. There has been preliminary testing for a new location.

The Consultant will go to do review of the site to look at the basin.

There needs to be clarification about the 53 G peer review.

**On a motion made by Eli Laverdiere seconded by Joe Leonardo, the Board voted unanimously to continue the hearing for Freedom Way to June 14, 2023.**

**General Business:**

**Big Y Minor Modification- 240 South Street:**

The Board was informed that the MA DOT is requiring modification to the plan to accommodate the plan, so Big Y is seeking modification. Engineer, Andrew Platt from Bohler Engineering was present to explain the plan. The Board is in receipt of the paperwork for the modification. The plan was shown on the share screen. There is a reduction of 21 parking spaces. The landscape buffer in 15 ft. The other change is reduction in impervious area. There are the inclusion of more EV spaces.

**On a motion made by Eli Laverdiere seconded by Joe Leonardo, the Board voted unanimously to approve the minor modification for Big Y as presented.**

**Minutes:**

**May 3, 2023**

These minutes will be tabled until next meeting.

The Board resigned the mylar for Zipp Drive with new date.

**Adjourn:**

**On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted unanimously to adjourn the meeting at 8:00 pm.**

Respectfully Submitted,

Amy Sutherland  
Recording Secretary  
Approved June 14, 2023