

Wednesday, February 10, 2021
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

REMOTE MEETING

Members	Barry Desruisseaux Chairman	James Smith Vice Chairman	Barry Hauck Clerk	Eli Laverdiere	Joe Leonardo
Attendance	X	X	X	X	X

Chestnut Street – Retreat Lot FY21-13:

The Chairman opened the hearing for 0 Chestnut Street. This application is for a retreat lot at 0 Chestnut Street. The applicant submitted an application last month which indicated the incorrect lot which this retreat lot will be located. The new application was advertised and abutter notices were sent out. The applicant was present during the zoom meeting. The Board reviewed the application and agreed that this application meets the criteria for granting a retreat lot. There were no comments from the public.

On a motion made by James Smith, seconded by Joe Leonardo, the Board voted by Roll Call vote to approve the retreat lot for 0 Chestnut Street.

Roll Call Vote:

Barry Desruisseaux aye
James Smith aye
Barry Hauck aye
Joe Leonardo aye
Eli Laverdiere no vote

Continuation Public Hearing: Special Permit 75 Mendon Street FY21-16:

The Chairman opened the continuation hearing for 75 Mendon Street. The applicant and their team were present. The applicant representative provided an update since the last meeting. The comments have been addressed from the letter submitted by Graves Engineering. There was agreement that his project does not warrant a traffic study. The Board is in agreement that the waiver request from the parking could be approved. There was an outstanding issue regarding the hydrant flow data. There also needs to be further information relative to the water supply information. This was indicated on #8 of the comments from Consultant Andrade. The applicant responded that this information will be provided. The Board does not have further questions. The Board recommended closing the hearing and have a decision be drafted.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by Roll Call vote to close the hearing for 75 Mendon Street.

Roll Call Vote:

Barry Desruisseaux	aye
James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Eli Laverdiere	no vote

Public Hearing, 30 Noonan Way Modification of Definitive Plan, FY21-17:

The Chairman opened the public hearing for 30 Noonan Way.

The applicant representative Jude Gavin from Andrews Engineering was present. This application is for a modification to the definitive subdivision. The owner of record is Stephan Bevilaqua, applicant Regenerative LLC. The property is located at 30 Noonan Way. The property is shown on assessor's map #56, parcel 2117 & 2853. The plan was prepared by Andrews Survey and Engineering dated January 4, 2021. There was a review completed by Grave Engineering dated February 8, 2021. Engineer Gavin provided a screen share. The Board was informed that this was a previously permitted 5 lot subdivision. There is a wetland which is located in the middle. The applicant is proposing turning this into one lot while shortening the road. The road will remain as a private way. The applicant would like the modification approved and then will work on preparing the site plan. The drainage for this will be on site and maintained by the owner. The project proposes to create a right-of-way from a combination of a proposed subdivision and existing piece of land (Parcel A, Noonan Way) that provides the access to Quaker Highway. As the previously approved subdivision was proposed as a future public right-of-way, for the purposes of this review GEI has considered this modification to also be proposed as a public right of way. It was explained that the existing parcel A that contains the driveway for access to 1025 and 1045 Quaker Highway is not proposed to be improved as a public way. The plan does show a curbed, approximately 30-foot wide driveway. The consultant review indicated that the width of the existing access driveway intended to become Noonan Way must be shown on the plans. The applicant also needs to seek a Stormwater Management Permit since the estimated proposed area is greater than 1 acre. The report from the consultant does note the following items which need to be addressed:

- Elevation data needs to be added to the construction details for underground infiltration system.
- Label the proposed outlet culvert from the infiltration system.

The Board is also in receipt of a narrative from Regenerative LLC which explains how the applicant will adhere to the safety plan set forth which was submitted to the Massachusetts

Cannabis Control Commission. There was also a document submitted to adhere to the security plan per Regenerative LLC Security and Transportation Plan.

Abutter: 158 Cedar Mill, North Smithfield – This abutter is concerned that his property value will decrease due to this being a large marijuana operation. He is also concerned about flooding.

Engineer Hutnak was present during the zoom meeting and informed all that the town does not allow for subsurface drainage.

On a motion made by Barry Hauck, seconded by James Smith, the Board voted by roll call vote to continue the hearing for 30 Noonan to Wednesday, February 24, 2021 at 7:00 pm.

Roll Call Vote:

Barry Desruisseaux	aye
James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Eli Laverdiere	aye

Continuation Public Hearing: FY20-09, Elmdale Estates, Definitive

Subdivision Application:

The Owner and applicant of record, ARIS Group, LLC, is seeking approval of a Definitive Subdivision Plan to create 19 Residential Building Lots, 3 Parcels, the extension of Old Elmdale Road, the creation of 2 roadways yet unnamed, with associated drainage, grading, and utilities. Property is located on 0 Old Elmdale Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residence-C zone.

Continuation Public Hearing: FY20-09EP, Excavation Application:

The Owner and applicant of record, ARIS Group, LLC, is seeking an Excavation Permit to remove 412,746 cubic yards of sand and gravel with excavation/exportation to continue until completion, stabilizing areas once proposed grade is achieved. Property is located on 0 Old Elmdale Road, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 25, Parcel 3979. The title to said land is recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residence-C zone.

The Chairman reopened the continuation public hearing for Elmdale Estates.

The applicant representative Jude Gauvin from Andrews Engineering was present. It was explained from Engineer Gauvin that the comments from Graves have not been submitted to date. There will be a 2ft roadway along with sidewalk. The first phase will be to come in and flatten road and make pad ready. There will be erosion control on southern border and along the vernal pool. Once basin constructed a row of erosion control before basin 2. The gravel road

will be installed but not paved. There will be a temporary control seed put down to get stabilized. In Phase 2 keep erosion control in place. The applicant will have an extensive phasing plan. The site will then have drainage and infrastructure. The Board was made aware that the applicant has resubmitted the application to the Conservation Commission since it was recently denied. The hearing will be in March 2021.

No comments from public:

On a motion made by Joe Leonardo, seconded by James Smith, the Board voted by roll call vote to continue the hearing for Elmdale Estates to Wednesday, February 24, 2021 at 7:00 pm.

Roll Call Vote:

Barry Desruisseaux	aye
James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Eli Laverdiere	aye

ANR Plan, 30 Buxton Street:

The Board is in receipt of an ANR application for 30 Buxton Street. The applicant is Jessica Gores. The Board reviewed the application and found that it is conforming to the requirements for endorsing an ANR plan.

There were no comments from the public.

On a motion made by Barry Hauck, seconded by James Smith, the Board voted by roll call to endorse the ANR Plan for 30 Buxton Street.

Roll Call Vote:

Barry Desruisseaux	aye
James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Eli Laverdiere	aye

GENERAL BUSINESS:

555 Hazel Street Decision:

The Board is in receipt of the decision for 555 Hazel Street. This decision was reviewed by the Board.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by roll call to sign the decision for 555 Hazel Street.

Roll Call Vote:

Barry Desruisseaux	aye
James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Eli Laverdiere	aye

Tabor Road – Street Acceptance:

Mr. Bassette was present to discuss the street acceptance of Tabor Road. There are currently a few remaining items to complete which were noted in the Graves report. Engineer Hutnak communicated that it has been two winters since anyone has been out to inspect the site. It could be inspected in Spring 2021. The goal is to get this done for the Spring town meeting.

Trowbridge Acres:

The Board is in receipt of a construction estimate dated February 10, 2021 for Trowbridge Acres Definitive Subdivision. The construction estimate is for \$506,702.00. The members

Adjourn:

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by roll call to adjourn the meeting.

Roll Call Vote:

Barry Desruisseaux	aye
James Smith	aye
Barry Hauck	aye
Joe Leonardo	aye
Eli Laverdiere	aye

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Approved March 10, 2021

