



**Wednesday, April 12, 2023  
Uxbridge Planning Board Meeting Minutes  
21 South Main Street, Room 205  
Uxbridge, MA 01569**

POSTED UND TOWN CLERK  
2023 MAY 8 PM 2:25

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 (Zoom)  
Dylan Lindholm, Assistant Town Planner (zoom)

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.

The Board is in receipt of the draft decision. The Town Planner reviewed the findings and conditions. The Board would like each lot stabilized prior to occupancy along with surety.

The applicant is still communicating that this does project will not trigger the stormwater permit.

**Close Hearing:**

**On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted unanimously to close the hearing for 283 Mendon Street.**

**Decision**

**On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted to approve the decision for 284 Mendon Street subject to the decision and revised conditions as recommended. (4 to 1)**

**General Business:**

Chairman Smith stepped away from the table for discussion on Sherman Estates. Vice Chairman Hauck took over the proceeding. It was explained that the Town Counsel reviewed the covenant and paragraph #8 was recommended for being eliminated. The covenant will secure the work and surety.

**On a motion made by Rory St. Pierre, seconded by Joe Leonardo, the Board voted unanimously to approve the covenant with the elimination of paragraph #8.**

The Engineer for the applicant wanted to know if the Board would consider a minor modification to change the utilities to be above ground since there are issues with supply and also National Grid. The applicant was given a timeline for 9-12 months for material procurement.

There was discussion that this was originally denied by the Board. Some of the members communicated that there is no impact for allowing this and it would allow for work to proceed in a timely manner.

**On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted to accept the minor modification for the underground utilities to be above ground. (Vote passes 3 to 1)**

The Chairman came back to the table and resumed role as Chairman.

### **186 Providence Street – Extension of Stormwater Permit:**

The representative for Zipp was present. This was Tom Corbet. The representative explained that there has been lack of movement with the status of the utilities. The request in front of the Board is for a 16-month extension for the stormwater permit.

**On a motion made by Eli Laverdiere, seconded by Rory St. Pierre, the Board voted unanimously to extend the Stormwater Permit for 186 Providence Street for an additional 16 months.**

The Board would like and update in 6 months.

### **Zipp Drive – Minor Modification:**

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 will sign the mylar.

**On a motion made by Barry Hauck, seconded by Rory St. Pierre, the Board voted unanimously to approve the minor modification for Zipp Drive.**

### **Ledgemere Fafard:**

The Town Planner explained that the issue with Lots 13 and 14 have been resolved and this needs to be part of the stipulations as agreed. For the other 8 permits there are no Certificates of Occupancy.

The Board is in agreement that the work will need to be reviewed.

Attorney Conforti communicated that she would like to request that the applicant be allowed to proceed with building permits on Lots 13 and 14 with agreement on the stipulations. This request will be sent to the Board.

Abutters at 286 Crownshield were present. They are concerned that there is no 100 ft buffer for transition to the lots. This new proposed lot is right on property line. The basin is seen from their window. The applicant was provided with marketing material in 2004 which indicated this was residential with a buffer. This was sent to members of the Board. The residents are concerned on why there are now 12 homes proposed and why the applicant is allowed to clear cut. The resident would like trees replanted. The residents were informed that the multi-family issue went court and the town lost. The bylaw reads that there needs to be a buffer.

The Town Planner has ruled that this was grandfathered in court.

Attorney Conforti communicated that this showed on how lots were to be laid out for future development. She explained that what is being built will be apartments.

The Board would like to reconvene in two weeks.

### **Cobblers Knoll:**

The Developer Mr. Marinella could not attend. The Town Planner provided an update, and the developer will be present at the next meeting. The cistern has been installed and the pipe is being connected.

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

The developer Mr. Benoit was present. The Board was informed that the Town Assessor has clarified that Mr. Benoit is responsible for the road. Mr. Benoit will work with the town to address the issues and will provide a task completion list. There is still a bond in place for \$21,000.00.

### **Minutes:**

#### **March 22, 2023**

**On a motion made by Rory St. Pierre, seconded by Barry Hauck, the Board voted unanimously to accept the minutes from March 22, 2023.**

### **Other Business Update:**

There was clarification about that there needs to be a public hearing for the amending of charter to change Selectboard instead of Selectmen. This needs to be changed in the Zoning where say Selectmen to Selectboard. The public hearing will be at the next meeting May 3, 2023.

### **Adjourn:**

**On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted unanimously to adjourn the meeting at 9:02 pm.**

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

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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