

**Wednesday, January 12, 2022
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

REC'D UXB TOWN CLERK
2022 FEB 14 AM 10:01

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

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

**Public Hearing Definitive Subdivision Plan:
Bowies Landing 335 William Street:**

The public hearing for Bowies Landing was opened.

The applicant Katherine Boyer is seeking approval of a Definitive Subdivision Plan to create 2 residential lots. The property is located at 335 Williams Street and on Assessor's Map 11, Parcel 1756. The title to said land is recorded in the Worcester District Registry of Deeds in Book 29720, page 80. The property is located in the Agricultural zoning district.

The Engineer representing the project was Travis Brown from Turning Point Engineering. It was explained that the existing right of way will provide access to the back. The applicant is proposing to subdivide the land and maintain existing drive and provide right-of- way for driveway with access to existing house and new lot at the end of cul-de-sac. The future for Parcel A could be conveyed but just a parcel at this time. The Board would like a copy of the recorded easements. The road profile sheet will need to be provided. This will be paved since it is three lots.

The Board discussed that a portion of the site has been cleared. This was noted on the plan. It was noted that this clearing goes up to the property line. The Board would like the calculations cleared since the applicant may need a stormwater permit. The Board noted there are stockpiles of materials on site. Graves is currently reviewing the application. is reviewing this. The Town Planner recommended that the site be visited on Wednesday. The Board would like a revised plan to show the road profile.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the hearing will be continued to January 26, 2022 at 7:00 pm.

Special Permit for Big Y 262 Millville Road & 240 South Main Street:

The public hearing for Big Y was opened.

The applicant team was introduced. The Attorney on the project was Mark Donahue.

The site plan entitled "Proposed Site Plan Documents for Big Y Proposed Development" was prepared by Bohler Engineering of Southborough, Massachusetts.

The petitioner has submitted an application for a special permit application, fill/importation permit and stormwater permit to construct an approximately 55,000 sq. ft. full service supermarket with related parking and outbuilding of approximately 5,000 sq. ft to be used for retail purposes. The amount of importation is +/- 3,750 tons of soil fill and gravel and area filled is +/- 7 acres. The stormwater permit will require 7.25 acres of proposed disturbance and a total amount of impervious area being 133,730 sf. net increase over existing impervious area and 226,512 sf total impervious area not including impervious area on land located at 262 Millville Road and 240 South Main Street ,130.0-2077-000.0, 030.1-1926-000.0 in Uxbridge, MA.

This site has approximately 12.68 acres and is presently vacant. The property at 262 Millville Road contains the existing structures of the former Cocke'n Kettle Restaurant. The site will have two points of access from South Main Point (Route 122). One entrance is limited to single lane travel in both directions at the southernly end of the site. The second and primary entrance at the northerly end of the parcel is designed to be serviced by a full signalized intersection to be installed by the applicant. The signalized intersection is the subject of a required permit from the Massachusetts Department of Transportation.

There was a traffic impact analysis has been prepared by Vanesse & Associates. There will be the installation of a traffic signal at the intersection which would assist with traffic safety.

There was also review of the stormwater. A stormwater management report was provided detailing the methodology utilized to control the additional stormwater generated by the increase of impervious cover. The site plan also shows the location of the wetland resources which will not be impacted from the development although the Conservation Commission will need to hold a Notice of Intent on this project. There is a mitigation plan which was submitted.

There have been several meetings with the town officials. The demand of the proposed development on municipal services is limited to water and sewer and public safety responses. The preservation of the existing restaurant building preserves a historical building for future reuse. There will be a full-service marketplace. This store will serve as an important new resource for the community offering new employment opportunities.

The owner of the Big Y Michael D'Amour was present. He provided a brief history of the supermarket. This business has been in business for 85 years. There are currently 65 supermarkets. The vision of the company is to work with the customers, colleagues, and communities to provide exceptional value and personal shopping experience.

There will be 300 parking spaces. There will be enhancement to stormwater. There will be sheet flows into the wetland system to west of site. The stormwater run-off from developed will be collected and transferred to a large infiltration system in south east corner. This will reduce peak run off. There will be a deep sump catch basins. There will also be landscaping proposed on site. There will be a buffer in the front of site. The lighting is designed to keep it on the parking area. The heights of the lights are 25 ft high.

The hearing was open to the public:

A question was asked if the hydraulic numbers will be provided.

The Board would like the electronic charging stations shown of the plan.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted to continue the hearing to January 26, 2022 at 7:00 pm.

Special Permit Pro Storage 400 West Street:

The public hearing for Pro Storage was opened.

The Engineer on the project is Travis Brown.

The applicant Pro Storage Group, Inc. is seeking approval of a Special Permit to construct commercial buildings to expand the existing self-storage business. The property is located at 400 West Street and is shown on Assessor's Map 33, Parcel 198. The property is located in the Industrial B zoning district.

The Board was informed that this was a previously approved project. This project in the past was reviewed by BETA Consultant. The applicant wants to renew the permit. There is no Stormwater Permit needed.

There were no comments from the public.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted to close the hearing.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted to approve the application for Pro Storage with the same conditions from the 2008 decision with an amendment to eliminate the 100 by 100 building removed on the plan.

Public Hearing Condition 10:

Member Smith recused himself from this hearing.

Member Hauck opened the public hearing.

The Board was asked to consider a petition of the Uxbridge Planning Board to remove an identical condition from the conditions of approval of the following Subdivisions: Trowbridge Acres; Autumn Vista; Cobblers Knoll; and Tucker Hill Estates, in Uxbridge, MA. The Condition in all these subdivisions states the following: "The Applicant shall record (at the Registry of Deeds) a deed restriction, prohibiting future expansion of the roadway. Prior to endorsement of the plan, the proposed easement language shall be submitted for review and deemed satisfactory to the Town. The easement shall be recorded at the Registry of Deeds and contain margin or other references with this decision and the approved plan to ensure the "paper trail" ". This

condition has been determined detrimental in any consideration for eventual Road Acceptance for each of the stated Subdivisions.

There were no members from the public present.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted to close the hearing.

On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted to eliminate the condition noted as written.

General Business:

ANR Plan:

The Board is in receipt of two ANR plan applications.

Barry Hauck recused self from discussion.

Guerriere and Halnon representative Elizabeth Sanizelli was present.

The plan was explained that the existing property was subdivided into 9 lots. All the frontage is on Crownshield Ave. The road Devonshire is not built or bonded. Crownshield Ave has been bonded.

The Board would like the Town Planner to research the second ANR plan can be endorsed.

It was recommended to endorse the ANR plan for Patriots Landing Crownshield Ave.

On a motion made by Jim Smith, seconded by Joe Leonardo, the Board voted to endorse the ANR for Patriots Landing Crownshield Ave. for Lots 1,2,3.

The Town planner will place the other ANR on the agenda for the next meeting.

Cobbler's Knoll:

The Attorneys are working on the covenant. This will be provided to the Board.

Eber Taft:

The Board is in receipt of construction estimate from Graves. The applicant would like to release four lots. The Board discussed that there is a need for a Special Permit for a retreat lot for two of the lots.

The owner noted that the Building Inspector wrote a letter that there are seven buildable lots. The Board communicated that there will need to be an application filed for the retreat lots.

The owner would like Lot 6 and Lot 12 released. The owner will be working to get a Tri Partee Agreement.

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted to Release Lot 6 and Lot 12.

Adjourn:

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted to adjourn the meeting at 10:00 pm.

Respectfully Submitted,

Amy Sutherland

Approved at the February 8, 2022 meeting

