

**Wednesday, March 9, 2022
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

Members	James Smith Vice Chairman	Barry Hauck Clerk	Eli Laverdiere	Joe Leonardo	Rory St. Pierre
Attendance	X	X	X	X	X

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

Continued Public Hearing:

Definitive Subdivision Plan- Bowies Landing 335 William Street:

The public hearing for Bowies Landing was opened.

The Engineer representing the project requested a continuation to the next meeting March 23, 2022.

On a motion made by Joel Leonardo, seconded by Barry Hauck, the public hearing for 335 Willan Street Bowies Landing will be continued to March 23, 2022 at 7:00 pm.

Continued Public Hearing:

Special Permit for Big Y:

The public hearing for Big Y was opened.

The applicant has requested a continuation to the next meeting on March 23, 2022.

On a motion made by Joel Leonardo, seconded by Barry Hauck, the public hearing for Big Y will be continued to March 23, 2022 at 7:00 pm.

Member Laverdiere left the meeting to attend by zoom.

Public Hearing: Ledgemere Modification: Country Phase IV:

The public hearing for Ledgemere Modification Country IV was opened.

The Engineer from G & H Dale McKinnon was present.

The Board is in receipt of the review letter from Graves Engineering. The Engineer McKinnon provided a response letter today.

The Graves Consultant letter from 2.15.22 and 3.3.22. were reviewed. There is an issue with #5 of the review comments. This included and materials at the bottom of the basin. There will be loam and sand which was the response from Dale. There will be 80% loam and 20% sand. This was added as a note on Sheet # 3. The other issue was condition #11. This was regarding the

showing of Basin #3 easement to allow space for future town management. The response is that these are now labeled and the area widened 10 ft. southerly.

The comment from Graves for #5 will need to be verified. The plans dated March 2, 2022 were noted.

Comment #8:

There was a comment that a new SWPP will need to be done by May 2022.

Comment #11:

There was a widening of the easement by 10 ft. of the southerly side. This was shown in green on the plan. The outer perimeter was noted.

Comment #12:

The DPW wants a preconstruction meeting before work on the basin. There should also be a member of the Planning Board and Conservation Commission at this meeting along with Consultant Andrade. This can be part of the approval.

Comment #13:

The next comment was relative to Basin #3 and the rip rap. The applicant has made changes based on the rip rap criteria. This was noted on the plan. The design is for 40 ft overflow. There will be a clearing of some of the existing trees. This is out of the buffer zone area and away from the stream. There should be a joint site visit to determine if this is adequate.

Comment #2:

There was a question about the flow out of the basin and capacity. The Consultant noted that this is adequate and has been reviewed for the 100-year storm requirements.

The Conservation Commission will view the updated plans at their meeting on March 21, 2022.

There were no comments from public but by zoom there was a comment. The resident who lives at the lot southeast of basin was present in zoom. There was a question about access of utility road. He can see the existing basin from his backyard along with the road. He wants to know if it will be gated. He would like there to be a buffer and a gate.

The Engineer communicated that he will check with the client about getting landscaping but there cannot put a gate for due to the emergency fire department needing to access.

There were no other comments from the public.

There was a discussion about the basin on Hyde Park. The Engineer has not looked at this to date.

Member Hauck recused himself from discussion.

A resident at 36 Hyde Park communicated that he has submitted photos/videos and the swale on the even side falls apart and empties into the back yards. He wants the swales repaired and rip rap fixed.

The Town Planner commented that there is a condition relative to Basin #2 and that it can never be used as a temporary construction basin. The site was visited by the Planner and member Laverdiere and the rip rap needs to be addressed.

On a motion made by Joel Leonardo, seconded by Rory St. Pierre, the public hearing for the Ledgemere Modification to March 23, 2022 at 7:00 pm.

Roll Call Vote:

Jim Smith	aye
Joe Leonardo	aye
Eli Laverdiere	aye
Barry Hauck	aye
Rory St. Pierre	aye

Public Hearing:

85 South Main Street Special Permit

The public hearing for 85 South Main Street was opened.

The applicant KJC, LLC is seeking a Special Permit for their burial vault manufacturing business to locate in the Business Zone B at 85 S. Main Street – Lot 1, Unit # 2 (the red building) (Map 25, Parcel # 2531).

The applicant representative Robert Finnigan was present to explain the application. This is a manufacturing business. This project meets all the criteria of granting a special permit. The applicant has met with the Building Inspector and he is in favor of this application. The hours of operation will be standard Mon-Friday 8:00 am -6:00 pm and Saturday 8:00 am – 1:00 pm. There is minimal noise and next to no traffic. There is no negative impact to the community for There will be one delivery truck a week which will be a cement truck.

Comment from public:

Resident/Abutter at 6 McCaffery Street has no problem with this business.

Zoom Comments:

A zoom comment was made about the storing of material outside. The applicant communicated that all material will be stored inside.

There will be a condition written in the decision.

The Board was made aware that the ZBA did approve a dimensional variance. The Town Planner noted that this has no relevance to the ANR which was submitted.

There will be a condition added to the decision regarding the hours of operation and that materials will not be stored outside.

Close Hearing:

On a motion made by Joel Leonardo, seconded by Barry Hauck the Board voted to close the public hearing.

Roll Call Vote:

Jim Smith	aye
Joe Leonardo	aye
Eli Laverdiere	aye
Barry Hauck	aye
Rory St. Pierre	aye

Granting of Special Permit:

On a motion made by Rory St. Pierre, seconded by Joe Leonardo, the Board voted to grant the special permit for 85 Main Street with noted conditions.

Roll Call Vote:

Jim Smith	aye
Joe Leonardo	aye
Eli Laverdiere	aye
Barry Hauck	aye
Rory St. Pierre	aye

Approval of Minutes:

January 12, 2022:

On a motion made by Rory St. Pierre, seconded by Barry Hauck, the Board voted to approve the minutes as presented.

Roll Call Vote:

Jim Smith	aye
Joe Leonardo	abstained from vote
Eli Laverdiere	aye
Barry Hauck	aye
Rory St. Pierre	aye

General Business:

Elmwood ANR application:

The Board and Town Planner reviewed the ANR application for Elmwood.

The Town Planner recommended endorsement and signing of plan.

On a motion made by Rory St. Pierre, seconded by Barry Hauck, the Board voted to endorse and sign the ANR plan as presented.

Roll Call Vote:

Jim Smith	aye
Joe Leonardo	aye
Eli Laverdiere	no vote
Barry Hauck	aye
Rory St. Pierre	aye

Member Hauck recused self from discussion on the Ledgemere ANR.

ANR Plan:

Ledgemere ANR Lot 1, 2 and 3A:

The Board communicated that there is no narrative explaining the application. There was no description noted. There were also no street or Lot numbers.

The Board did not vote on the application since it was not complete.

Adjourn:

On a motion made by Joel Leonardo, seconded by Rory St. Pierre, the Board voted to adjourn the meeting at 10:00 pm.

Respectfully Submitted,

Amy Sutherland
Approved March 23,2022

