

**Wednesday, April 13, 2022
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

REC'D UMB TOWN CLERK
2022 APR 28 PM 12:59

Members	James Smith Chairman	Barry Hauck Vice Chairman	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 April 27, 2022.

On a motion made by Eli Laverdiere , seconded by Rory St. Pierre, the public hearing for 335 Willan Street Bowies Landing will be continued to April 27, 2022 at 7:00 pm.

Continued Public Hearing: Special Permit for Big Y:

The public hearing for Big Y was opened.

The applicant Mark Donahue was present.

The applicant introduced the team.

The focus of the discussion was traffic and its impacts. There were reports provided dated April 6, 2022. The applicant communicated that there was a modification to plan with an outbuilding for retail space. This is now on the plan but there is now an internal use with a drive through. The parking count will not change. The applicant is working on addressing the comments from MDM. Traffic Consultant Sean Kelly from Vanesse. There was a screen share shown. The traffic presentation was provided. The peak hours were noted, and the traffic increases for the proposed supermarket/coffee shop. The analysis has been updated. The updates include supplemental traffic counts, the seasonal adjustment data, collision diagrams, sight distance analysis, background traffic growth, trip generation update, trip distribution, and capacity analysis. All this data was provided. The crash data in the noted locations were also included. The Board was able to review this. The applicant was asked to put together diagrams of collision diagrams. The remedy is mitigation and installation of a new traffic signal. The safety characteristics were reviewed. There was also a sight distance analysis. A speed study was completed. The growth rates in traffic were accounted for. This will need to meet complete streets criteria. There will be electric charging stations. Truck templates were shown with tractor trailer maneuvers. There will be further information on how these will flow.

The Board had the following comments:

- MDM received comments on April 6, 2022 and are reviewing the supplemental data. The new analysis needs to be reviewed. They will defer to MA DOT if a signal is warranted by the State.
- Need a new updated plan from Bohler.
- A response letter will be provided.

The lane was approved from DOT. There was a suggestion to look into extending the lane down to the other industrial area.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted unanimously to continue the hearing to May 11, 2022.

Article 13: Acceptance of Street – Maslow’s Way:

Chairman James Smith stepped down and Vice Chairman Hauck ran the proceedings.

Article 13 is for the street acceptance for Maslow Way. There was a public mtg on January 12, 2022 where the language within the decision was corrected.

The Town Planner noted that this was done on three other subdivisions. The Planner indicated that all the actions have been taken for street acceptance. Graves Engineering and the DPW have signed off.

There were no comments from public.

On a motion made by Rory Saint Pierre, seconded by Eli Laverdiere, the Board voted unanimously to close the hearing.

On a motion made by Eli Laverdiere, seconded by Rory Saint Pierre, the Board voted unanimously to approve Article 13 for approval for street acceptance for Maslow Way. (4-0)

The Chairman James Smith resumed as Chair.

Public Hearing: Ledgemere Modification: Country Phase IV:

The public hearing for Ledgemere Modification Country IV was opened.

Member Hauck abstained from meeting.

The members are in receipt of the draft decision. The DPW still has a concern about the slope on the basin. The Town Planner informed the Board that the applicant was meeting with the DPW. The Engineer Dale McKinnon was present. The applicant communicated that he will be working with DPW about the concern of the slope.

The revised plans need to be received prior to the approval. This needs to include the easement.

The Board would like the revised plans for the next meeting on April 27, 2022.

The easement issue was part of the letter which required noting in the revised plans. The applicant is confident they can address the easement and DPW question about the slope.

The Board will need a mylar to record with the new easements which will be done after the appeal period.

The applicant will be placed on the April 27, 2022 agenda.

Member Hauck returned for discussion.

Gun and Rod Club:

The Board is waiting for the As-Built plan. Graves has signed off on this project. The bond will also need to be released.

Cobblers Knoll:

The Board was informed that the covenant was presented for Cobbler's Knoll. The board reviewed the information. The applicant was present and explained that a loan was secured. The applicant wants to close on these items to sell the 35 lots. The covenant allows the contractor to keep working.

The Board wants to see the road completed before releasing everything. There was supposed to be something in place regarding the Open Space. A non-profit was supposed to take this over.

The applicant is still responsible to meet the list of noted items and timelines. The applicant agreed to the timelines. The forms will be scanned and provided to the Bond company.

Approval of Minutes:

March 23, 2022:

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

Adjourn:

On a motion made by Joel Leonardo, seconded by Rory St. Pierre, the Board voted to adjourn the meeting at 8:45 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved 4.27.22

