



POSTED UXB TOWN CLERK  
2020 FEB 20 PM2:58

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, February 26, 2020 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. CALL TO ORDER

II. PUBLIC HEARINGS

*PH opened 2/26/2020*

1. **FY20-06 Exportation Permit Application - The Owner/Applicant, Immanuel Corp, P.O. Box 7021/50 Lynch Place, Cumberland, RI, is seeking an Earth Removal Permit to excavate 115,054 cubic yards with a net removal of 112,588 cubic yards at 775 Millville Rd.** The property is shown on the Town of Uxbridge Assessor's **Map 41 Parcel 3376**. The title to said land is recorded in the Worcester District Registry of Deeds Book 21529 Page 249 and Plan reference Plan Book 21529 page 249; Property is located in Residence C Zone.
  - a. 12.04.19 Conservation Agent questions & comments
  - b. 12.06.19 Graves Review #1
  - c. 12.16.19 Conservation Agent Memo
  - d. 12.16.19 Zoning Enforcement Officer Letter
  - e. 12.26.19 Reply to Graves Review #1
  - f. 12.31.19 Graves Review #2
  - g. 01.07.20 Board of Health Memo

*Continued on January 22, 2020; PH opened 9/25/19*

2. **FY20-01, Definitive Subdivision Application** - The Owner and applicant of record, **Lars Kiessling**, is seeking approval of a **Definitive Subdivision Plan** to create **4 Residential Building Lots**, and the creation of a roadway, **Kiessling Road**. Property is located on **85 Chestnut Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 44, Parcel 494. The title to said land is recorded in the Worcester District Registry of Deeds Book 60149 Page 231 and is free of encumbrances. Property is located in an Agricultural Zone.
  - a. Continued per applicant request to 03/25/2020

*Continued on February 12, 2020; PH opened 2/12/2020*

3. **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 a 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.

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, February 26, 2020**

*Continued on February 12, 2020; PH opened 2/12/2020*

4. **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.

*Continued on February 12, 2020; PH opened 2/12/2020*

5. **FY20-09SW, Stormwater Permit Application** - The Owner and applicant of record, **ARIS Group, LLC**, is seeking a **Stormwater Permit** for a **proposed disturbance of 412,154 cubic yards (598,259 square feet) of disturbance and the creation of 128,393 square feet of impervious area**. 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-A zone.
6. **FY20-08, Special Permit Application** - The Owners and applicants of record, **TDJ Materials, LLC and Gerald A. & Mary L. Lemire**, are seeking a **SPECIAL PERMIT to construct fifty (50) housing units contained within twenty-five (2) duplex buildings including grading, stormwater, parking, and landscaping, including new water, sewer, gas, & electric connections within the Waucantuck Adaptive Reuse Overlay District**. Properties are located on **300 Mendon Street, Uxbridge, MA**. The properties, comprised of four (4) parcels, are shown on the Town of Uxbridge Assessor's Map 19, Parcels 2413, 2467, & 2475 and the parcel known as Nicholas Way. The titles to said land is recorded in the Worcester District Registry of Deeds Book 46744 Page 217, Book 49951 Page 357, & Book 45280 Page 83. Properties are located in Residential B Zone and the Waucantuck Mill Adaptive Reuse Overlay District.
7. **FY20-08SW, Stormwater Application** - The Owners and applicants of record, **TDJ Materials, LLC and Gerald A. & Mary L. Lemire**, are seeking a **Stormwater Permit to construct 50 condominium units (25 duplex buildings) within the Waucantuck Adaptive Reuse Overlay District per Section UZBL 400-40. Total amount of existing disturbed: 268,290 s.f., proposed disturbance: 315,743, s.f./11,694 c.y., and total proposed creation of impervious surface: 121,704, s.f.** Properties are located on **300 Mendon Street, Uxbridge, MA**. The properties, comprised of four (4) parcels, are shown on the Town of Uxbridge Assessor's Map 19, Parcels 2413, 2467, & 2475 and the parcel known as Nicholas Way. The titles to said land is recorded in the Worcester District Registry of Deeds Book 46744 Page 217, Book 49951 Page 357, & Book 45280 Page 83. Properties are located in Residential B Zone and the Waucantuck Mill Adaptive Reuse Overlay District.
8. **FY20-11EP, Exportation Permit Application** - The Owners/Applicants of record, **Uxbridge Rod & Gun Club and David Sadowski**, are seeking an **Earth Removal Permit to excavate 69,136 cubic yards of gravel at 560, 0, & 0 West Street**. The properties are shown on the Town of Uxbridge Assessor's Map **038 Parcels 1171, 2764, & 2858**. The title to said land is recorded in the Worcester District Registry of Deeds Books 4737, 08674, & 08674 Pages 473, 106, &106. Properties are located in an Agricultural zone.

**MEETING POSTINGS:**

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, February 26, 2020**

**III. BUSINESS**

- 1. Trowbridge Acres/Bayliss Way**
  - a. Update
- 2. Tucker Hill Estates/Tucker Hill Road**
  - a. Mylars, Street Acceptance
- 3. Review/Revise/Adopt revised Stormwater application & permit templates**
  - a. 09.11.19 Minutes –first review of stormwater application & permit templates

**IV. ANY OTHER BUSINESS, which may lawfully come before the Board**

**V. MINUTES/MAIL/INVOICES**

1. 02.12.20 Meeting Minutes
2. Invoices (over \$600)

**VI. ADJOURNMENT:**

1. **NEXT PLANNING BOARD MEETING: WEDNESDAY, March 11, 2020**

**MEETING POSTINGS:**

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.