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2021 MAY 20 AM 7:38

## TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, May 26, 2021 - 7:00 PM

Place: Remote Access Meeting via Zoom

Authorized Signature: \_\_\_\_\_

Members of the public who wish to participate in the meeting may do so in the following manner: online at Join Zoom Meeting: Topic: Uxbridge Planning Board <https://uxbridge.zoom.us/j/8616203349> Meeting ID: 8616203349 or by phone at (646-558-8656). Participants will be able to send a comment or question to the Chair via the chat function. Reminder that persons who would like to view/listen to this meeting live may do so by watching the Government Channel @ [www.uxbridgetv.org](http://www.uxbridgetv.org) or on Uxbridge Community Television Channel 191. If not broadcast live or for those unable to watch it live, you may view the recording of the meeting on the Government Channel @ <https://archive.uxbridgetv.org>.

### I. PUBLIC HEARING:

#### 1. Continuation Public Hearing:

##### 30 Lackey Dam Special Permit Application:

Special Permit Application - The Owners of record, ABF Realty LLC are seeking a Special Permit for the demolition and rebuild of the existing 2,922 square foot food market convenience store, canopy structure, fuel islands and fuel tanks in the Industrial Zone. The Property is located at 20/ 30 Lackey Dam, Uxbridge, MA 01569. The property is shown on the Town of Uxbridge Assessor's Map 15, Parcel 655 & 684.

- **Draft Decision**

#### 2. Continuation Public Hearing:

##### Preliminary Subdivision Application Crownshield Ave:

Preliminary Subdivision Application – The owners of record, Uxbridge Multi-Family Realty LLC submitted Preliminary Plan of Land proposed for a 5 Lot Subdivision, Lot G. The property is located at Crownshield Ave at Assessor's Map 29, Parcel 4745 & 4742.

- **Continue June 23, 2021**

#### 3. Continuation Public Hearing:

##### 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 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

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recorded in the Worcester District Registry of Deeds Book 55344 Page 172 and is free of encumbrances. Property is located in Residence-C zone.

- **Request to continue to August 11, 2021**

**Elmdale Estates, 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. The project is located in Residence-C zone.

- **Request to continue to August 11, 2021**

**4. Public Hearing: Special Permit Application:**

The Owners of record, Campanelli Uxbridge II LLC, are seeking a SPECIAL PERMIT to construct a 450,000 warehouse building with parking spaces, loading docks, and trailer storage.

**Stormwater Application:**

The Owners of record, Campanelli Uxbridge II LLC are seeking a Stormwater Permit. The total amount of proposed disturbance is 35.1 ac and the total area of impervious area is 26.6 acres.

**Importation Permit:**

The owners of record, Campanelli Uxbridge II LLC are seeking an Importation Permit. The properties are located on 100 & 139 Campanelli Drive, Uxbridge, MA. The properties are shown on the Town of Uxbridge Assessor's Map 28, Parcels 2075 & 2895. The titles to said land is recorded in the Worcester District Registry of Deeds Book 60079 Page 373. Properties are located in Industrial B Zone.

- **Draft Decision**

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

- a. **Definitive Approval Amendment – Zipp Drive**
- b. **Stormwater Regulations Discussion and Adoption**

**III. MINUTES/MAIL/INVOICES**

- May 12, 2021

**IV. ADJOURNMENT**

**V. NEXT PLANNING BOARD MEETING: JUNE 9, 2021**

**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.