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TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, July 14, 2021 - 7:00 PM

Place: Town of Uxbridge Meeting Room

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

**I. PUBLIC HEARINGS:**

**1. Continuation Public Hearing: Preliminary Subdivision Application 434 Elmwood Avenue:**

The owners of record, Gary DiPetrillo, submitted a Preliminary Subdivision Plan to subdivide the property into one frontage lot and four subdivision lots. The property is located at 434 Elmwood Avenue at Assessor's Map 49, Parcel 3998, Uxbridge, MA 01569.

**2. Special Permit Application Retreat Lot – 434 Elmwood Street:**

The applicant Ron Knapik is seeking approval of a retreat lot special permit pursuant to section 400-32. The property is located at 434 Elmwood Street and on Assessor's Map 49, Parcel 3998. The property is located in a Agricultural Zoning District. The applicant proposes to create one retreat lot on a 16.97 acre parcel of land only to construct a single-family house on an existing lot with the intent of the lot to never be further subdivided.

**3. Continuation Public Hearing: Definitive Subdivision Plan – Pine Ridge Estates 354 and 358 Douglas Street:**

The owner of record and applicant Theresa Gervais Trust is seeking approval of a Definitive Subdivision Plan to create 18 residential lots. The property is located at 354 and 358 Douglas Street and on Assessor's Map 23, Parcel 2357 & 2372. The title to said land is recorded in the Worcester District Registry of Deeds book 59168, page 350; Book 55945, Page 196. The property is located in a Residential C Zoning District.

**4. Continuation Public Hearing: ELMDALE ( Withdrawal)**

The owner of record and applicant Theresa Gervais Trust is seeking approval of a Definitive Subdivision Plan to create 18 residential lots. The property is located at 354 and 358 Douglas Street and on Assessor's Map 23, Parcel 2357 & 2372. The title to said land is recorded in the Worcester District Registry of Deeds book 59168, page 350; Book 55945, Page 196. The property is located in a Residential C Zoning District.

**5. Public Hearing: Special Permit Application Retreat Lot – 44 Cassie Lane:**

The applicant Edward Renaud Trust is seeking approval of a retreat lot special permit pursuant to section 400-32. The property is located at 44 Cassie Lane and on Assessor's Map 17, Parcel 3574. The title to said land is recorded in the Worcester District Registry of Deeds book 21118, page 120. The property is located in a Agricultural Zoning District. The applicant proposes to construct a single-family house on an existing lot.

**UXBRIDGE PLANNING BOARD AGENDA continued  
WEDNESDAY, JULY 14, 2021**

**6. Public Hearing: Special Permit and Stormwater Management Permit – ZP Battery DevCo LLC(ZPB):**

The owner of record and applicant James and Judith Byrnes is seeking approval of a Special Permit and Stormwater Management Permit for property located at 186 Providence Street on Assessor's Map 51, Parcel 1939. The title to said land is recorded in the Worcester District Registry of Deeds in book 08148, page 240. The property is located in the Agricultural zoning district. The project proposes a facility includes the installation of five battery containers with associated inverters, transformers, and other electrical equipment associated with the project. There will be the installation of stormwater management features, concrete pad along with installing a 20 ft. wide access driveway to the site.

**7. Public Hearing: Importation Permit – 30 Lackey Dam Road:**

The Owners of record, ABF Realty LLC. are seeking an Importation Permit for property located at 30 Lackey Dam Road Uxbridge, MA. The amount of imported is approximately 10,600 tons and the area filled is 66,288 sf.

**8. Continuation Public Hearing: Blackstone Logistics:**

Scannell Properties - 640,000 s.f. warehouse and distribution facility - 40 & 100 Lackey Dam Road(Uxbridge), 1 & 3 Lackey Dam Road, 20R & 30R Oakhurst Road (Sutton) and Map 114 Parcels 3-6 (Douglas). This meeting will feature a presentation of the traffic study update, response to past comments and questions, and discussion about waivers and the decision process.

**II. MINUTES/MAIL/INVOICES**

- May 12, 2021
- May 26, 2021
- June 9, 2021
- June 23, 2021

**III. GENERAL BUSINESS:**

- ANY OTHER BUSINESS, which may lawfully come before the Board

**IV. ADJOURNMENT**

**V. NEXT PLANNING BOARD MEETING: August 11, 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.