



POSTED UXB TOWN CLERK  
2020 JUL 20 PM1:37

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, July 22, 2020 - 7:00 PM

Place: Board of Selectman Room (Planning Board only) with remote participation for the engineers and the public

Authorized Signature: Lynn Marchand per Planning Board Chairman

**ANNOUNCEMENT:**

This meeting will be a remote access meeting for the public and participants via the Zoom App.

If you like to comment by phone, please dial: 1-646-558-8656  
and use meeting ID 924 3644 8462. Password: 511379  
or video meeting click the following link: <https://uxbridge.zoom.us/j/92436448462>

Participants will be allowed to send a comment or question to the Chairman via the chat function and allowed to speak when permitted by the Chairman. Phone participants please wait to be called upon by the Chairman.

A 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. CALL TO ORDER

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, July 22, 2020**

**II. PUBLIC HEARINGS**

*Continued from February 26, 2020; PH opened 2/12/2020*

1. **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 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.
  - a. 01.13.20 Graves Engineering review #1
  - b. 01.30.20 Fire Chief Memo
  - c. 01.30.20 Bldg Inspector/Zoning Enforcement Officer letter
  - d. 02.11.20 BOH Memo
  - e. 02.12.20 Meeting Minutes excerpt from opening of public hearing
  - f. 02.21.20 Police Chief's review #1
  - g. 02.27.20 DEP comments

[https://www.dropbox.com/sh/72lwvtpjg7wiwmp/AADfDmup7wfHvOlsqoKU-S\\_Fa?dl=0](https://www.dropbox.com/sh/72lwvtpjg7wiwmp/AADfDmup7wfHvOlsqoKU-S_Fa?dl=0)

*Continued from February 26, 2020; PH opened 2/12/2020*

2. **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.
  - a. See Public Hearing #1 for list of review comments

[https://www.dropbox.com/sh/72lwvtpjg7wiwmp/AADfDmup7wfHvOlsqoKU-S\\_Fa?dl=0](https://www.dropbox.com/sh/72lwvtpjg7wiwmp/AADfDmup7wfHvOlsqoKU-S_Fa?dl=0)

*Continued from February 26, 2020; PH opened 2/12/2020*

3. **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.
  - a. See Public Hearing #1 for list of review comments

[https://www.dropbox.com/sh/72lwvtpjg7wiwmp/AADfDmup7wfHvOlsqoKU-S\\_Fa?dl=0](https://www.dropbox.com/sh/72lwvtpjg7wiwmp/AADfDmup7wfHvOlsqoKU-S_Fa?dl=0)

**MEETING POSTINGS:**

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**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, July 22, 2020**

*Continued on July 15, 2020*

4. **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.
- a. Updates Listed under Special Permit Application/FY20-08  
<https://www.dropbox.com/sh/vyk781t2b8bwcaj/AABZaOreis-THBI6OtmYrEC-a?dl=0>

*Continued on July 15, 2020*

5. **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.
- a. 01.09.20 Graves Special Permit Peer Review #1  
b. 02.11.20 DPW Review #1  
c. 02.13.20 Reply to Graves & DPW #1  
d. 02.13.20 Revised Plans, SWM Report, & O&M plan  
e. 03.11.20 DPW Review #2  
<https://www.dropbox.com/sh/vyk781t2b8bwcaj/AABZaOreis-THBI6OtmYrEC-a?dl=0>

*Continued on July 15, 2020*

6. **FY20-11SW, Stormwater Permit Application** - **The Owners/Applicants of record, Uxbridge Rod & Gun Club and David Sadowski**, are seeking a **Stormwater Permit** for a project that includes a new rifle range for a Rod & Gun Club and regrading of the site 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.  
**Total amount of proposed disturbance: 4.26 acres/78,335 cubic yards**  
**Total amount of impervious surface area created: 0 square feet**
- a. 05.19.20 Graves SWM Review #1  
<https://www.dropbox.com/sh/n8la8axn5c89f5a/AAAv2bYNPKZC-tMbHD2nDoksa?dl=0>

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**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, July 22, 2020**

7. **FY20-14, Definitive Subdivision Application** - The Owner and applicant of record, **100 Acres LLC**, is seeking a **Certificate of Approval for a 4-Lot commercial subdivision/Zipp Industrial Park, including a 1,500' long proposed public way/Zipp Drive with cul-de-sac along with land clearing, new paved parking lots, landscaped areas, utilities, and new stormwater management systems.** Property is located on **290 Millville Road, Uxbridge, MA** and consists of approximately 27.68 acres of currently undeveloped land with the front portions of the lot formerly utilized as a gravel operation and junkyard. Property is shown on the Town of Uxbridge **Assessor's Map 30 Parcel 2768** and the title to said land is recorded in the Worcester Registry of Deeds Book 54541 Page 219. Property is located in Industrial-A zone, the Flood Plain Overlay District, and the Groundwater Protection Overlay District.
- a) Graves Reviews #'s 1-5
    - i) Replies to Graves Reviews
  - b) \*8 DPW comments/drawings
  - c) DPW reviews #'s 1-3
    - i) Replies to DPW Reviews
  - d) 04.13.20 Police Chief Review Comments
    - i) 04.14.20 Reply to Police Chief Comments
- <https://www.dropbox.com/sh/7ah4gwvj7tyddn/AACtVRrrJmtRmrxlj4xLdpZWa?dl=0>
8. **FY20-14SW, Stormwater Application** – The Owner and applicant of record, **100 Acres LLC**, is seeking a **Stormwater Permit** for a project that includes the construction of a commercial (public) road, a subdivision to create a minimum of four (4) lots, and a site development with a 75,200 square foot (approx.) marijuana cultivation facility.  
**Total amount of proposed disturbance: 650,000 square feet.**  
**Proposed impervious area: 4.2 acres/182,517 square feet (approximate)**  
Property is located on **290 Millville Road, Uxbridge, MA** and consists of approximately 27.68 acres of currently undeveloped land with the front portions of the lot formerly utilized as a gravel operation and junkyard. Property is shown on the Town of Uxbridge **Assessor's Map 30 Parcel 2768** and the title to said land is recorded in the Worcester Registry of Deeds Book 54541 Page 219. Property is located in Industrial-A zone, the Flood Plain Overlay District, and the Groundwater Protection Overlay District.
- a. See Public Hearing #9 for review comment info  
<https://www.dropbox.com/sh/7ah4gwvj7tyddn/AACtVRrrJmtRmrxlj4xLdpZWa?dl=0>
9. **FY20-15, Special Permit** - The Owner and applicant of record, **100 Acres LLC**, is seeking a **Special Permit for a major non-residential project which includes the construction of a new commercial (public) roadway and a 75,200 square foot (approx.) marijuana cultivation facility.** Property is located on **290 Millville Road, Uxbridge, MA** and consists of approximately 27.68 acres of currently undeveloped land with the front portions of the lot formerly utilized as a gravel operation and junkyard. Property is shown on the Town of Uxbridge Assessor's Map 30 Parcel 2768 and the title to said land is recorded in the Worcester Registry of Deeds Book 54541 Page 219. Property is located in Industrial-A zone, the Flood Plain Overlay District, and the Groundwater Protection Overlay District.
- a. See Public Hearing #9 for review comment info  
<https://www.dropbox.com/sh/7ah4gwvj7tyddn/AACtVRrrJmtRmrxlj4xLdpZWa?dl=0>

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**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, July 22, 2020**

**III. BUSINESS**

1. **FY21-05, 439 Sutton Street, ANR Application**  
[https://www.dropbox.com/sh/p82311nc6e1s8io/AADwWBPjKasHg\\_jqw4b5VhFLa?dl=0](https://www.dropbox.com/sh/p82311nc6e1s8io/AADwWBPjKasHg_jqw4b5VhFLa?dl=0)
2. **Tea Party Drive/Ledgemere/Fafard**
  - a. 07.15.20 Graves construction estimate
  - b. Bond
  - c. ANR Application<https://www.dropbox.com/sh/xc0c0v55tq50zds/AAAc5ZAdU1LqdNx7oquXP6Oda?dl=0>

*PH closed on 7/8/20*
3. **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.
  - a. 02.05.20 ZBA Decision
  - b. 02.05.20 HCC comment
  - c. 02.12.20 Graves EP Review #1
  - d. 02.25.20 reply to HCC & Graves EP Review #1
  - e. 03.05.20 BOH Memo<https://www.dropbox.com/sh/n8la8axn5c89f5a/AAAv2bYNPKZC-tMbHD2nDoksa?dl=0>
4. **Baker Lane**
  - a. 07.09.20 Graves Completion Review #2[https://www.dropbox.com/sh/ftdmp09duk0nn4n/AACodwmPtg9NZ2FbJAb0vb\\_Ea?dl=0](https://www.dropbox.com/sh/ftdmp09duk0nn4n/AACodwmPtg9NZ2FbJAb0vb_Ea?dl=0)
5. **CMRPC dues**
6. **FATM Warrant Article -ZBL revisions**  
[https://www.dropbox.com/sh/6izvztf6ltoq5os/AAANZmZbfqU2FTN9ifbiiVA\\_a?dl=0](https://www.dropbox.com/sh/6izvztf6ltoq5os/AAANZmZbfqU2FTN9ifbiiVA_a?dl=0)

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

**V. MINUTES/MAIL/INVOICES**

[https://www.dropbox.com/sh/5tn651frrup4e/AADd549H0EYLGu6ek4\\_eMbMCa?dl=0](https://www.dropbox.com/sh/5tn651frrup4e/AADd549H0EYLGu6ek4_eMbMCa?dl=0)

1. 07.08.20 Meeting Minutes
2. 07.15.20 Meeting Minutes

**VI. ADJOURNMENT:**

1. **NEXT PLANNING BOARD MEETING: August 12, 2020**  
**Please Check Each Friday For The Planning Board's Agenda/Meeting Posting On The Town's Webpage and then click the "calendar" <https://www.uxbridge-ma.gov/> and look under Wednesdays for the Planning Board Agenda.**

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