



POSTED UXB TOWN CLERK
2020 AUG 10 PM5:00

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, August 12, 2020 - 7:00 PM

Place: Remote Access Meeting via Zoom

Authorized Signature: _____

ANNOUNCEMENT:

This meeting will be a remote access meeting via the Zoom App.

All votes will be by roll call vote.

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.

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 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, August 12, 2020

II. PUBLIC HEARINGS

1. ANR -363 Quaker Hwy (2 Lots)

Continued on July 22, 2020

2. **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. 07.09.20 Reply to Graves Engineering 03.23.20 review

b. 07.29.20 Graves Engineering review #3

<https://www.dropbox.com/sh/vyk781t2b8bwcaj/AABZaOreis-THBl6OtmYrEC-a?dl=0>

Continued on July 22, 2020

3. **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.

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Continued on July 22, 2020

4. **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. 07.08.20 Reply to Graves SW Review #1

b. 07.24.20 Comment responses

c. 07.24.20 Revised site plan

d. 07.24.20 Hydrology summary

e. 07.24.20 Hydrology addendum -100 year storm

f. 07.30.20 Graves SW Review #2

<https://www.dropbox.com/sh/n8la8axn5c89f5a/AAAv2bYNPKZC-tMbHD2nDoksa?dl=0>

MEETING POSTINGS:

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UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, August 12, 2020

5. **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.
<https://www.dropbox.com/sh/7ah4gwvjik7tyddn/AACtVRrrJmtRmrxi4xLdpZWa?dl=0>

6. **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 #7 for updates
<https://www.dropbox.com/sh/7ah4gwvjik7tyddn/AACtVRrrJmtRmrxi4xLdpZWa?dl=0>

7. **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 #7 for updates
<https://www.dropbox.com/sh/7ah4gwvjik7tyddn/AACtVRrrJmtRmrxi4xLdpZWa?dl=0>

8. **8. FY21-03, Special Permit Application** - The Owners/Applicants of record, **Uxbridge ARIS Group, LLC & Desruisseaux Realty Trust**, are seeking a **Special Permit** for a project that includes construction of a 5,000 s.f. filling station/convenience store w/drive-through coffee shop, five (5) gasoline fuel pump islands, two (2) high speed diesel pumps, and associated parking spaces and utilities at **486 & 502 Douglas Street**. The properties are shown on the Town of Uxbridge Assessor's Map 023 Parcels 4364 & 4424. The title to said land is recorded in the Worcester District Registry of Deeds Books 54556 & 27722 Pages 63 & 346. Properties are located in a business zone.

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UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, August 12, 2020

9. **FY21-03SW, Stormwater Permit Application - The Owners/Applicants of record, Uxbridge ARIS Group, LLC & Desruisseaux Realty Trust, are seeking a Stormwater Permit for a project that includes construction of a 5,000 s.f. filling station/convenience store w/drive-through coffee shop at 486 & 502 Douglas Street. The properties are shown on the Town of Uxbridge Assessor's Map 023 Parcels 4364 & 4424. The title to said land is recorded in the Worcester District Registry of Deeds Books 54556 & 27722 Pages 63 & 346. Properties are located in a business zone.**

Total amount of proposed disturbance: 67,020 ± s.f. (1.53 ± acres)

Total amount of impervious surface area created: 42,924 ± s.f. (.99 ± acres)

III. BUSINESS

PH closed on 7/8/20

1. **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>
2. **FATM Warrant Article -ZBL revisions**
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/tf5tn651frup4e/AADd549H0EYLGu6ek4_eMbMca?dl=0

1. **07.22.20 Meeting Minutes**

VI. ADJOURNMENT:

1. **NEXT PLANNING BOARD MEETING: August 19, 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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