



TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA (Revised 8/20/2020)

Meeting Date: WEDNESDAY, August 26, 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: 917 3063 7569 Password: 345314

or video meeting click the following

link:<https://uxbridge.zoom.us/j/91730637569?pwd=bFR3aHdMZzBnMDlMcSsyY3pYN1lITZz09>

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 26, 2020

II. PUBLIC HEARINGS

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.

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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.

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Continuance of Hearing from 8/12/2020

3. **FY21-07 Special Permit Application** - The Owners of record, **Penbrooke Realty Trust/ Louis C Tusino, Trustee; Greenville Lot Realty Trust, Louis C Tusino, Trustee; and Donna Yargeau, Trustee; and Applicant of record, Campanelli Development VI LLC** are seeking a **Special Permit** for a major non-residential project creating a gross floor area greater than 20,000 square feet and providing more than 50 parking spaces. The properties are located at **515 Douglas Street, 435 Douglas Street, and Hazel Street, Uxbridge, MA 01569**. The properties are shown on the Town of Uxbridge Assessor's **Map 23, Parcels 3545 and 2895, and Map 22, Parcels 3283 and 1685**. The titles to said land are recorded in the Worcester Registry of Deeds Book 52107 Page 227, Book 36530 Page 311, Book 43783 Page 33 & 52418, Book 7295 Page 185. Properties are located in the Business Zone.

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Continuance of Hearing from 8/12/2020

4. **FY 21-08 Special Permit Application**- The Owners of record, **Penbrooke Realty Trust/ Louis C Tusino, Trustee; Greenville Lot Realty Trust, Louis C Tusino, Trustee; and Donna Yargeau, Trustee; and Applicant of record, Campanelli Development VI LLC** are seeking a **Special Permit** for a **Warehouse use** within the **Business Zoning District**. The Property is located on properties located at **515 Douglas Street, 435 Douglas Street, and Hazel Street, Uxbridge, MA 01569**. The property is shown on the Town of Uxbridge Assessor's **Map 23, Parcels 3545 and 2895, and Map 22, Parcels 3283 and 1685**. The titles to said land are recorded in the Worcester Registry of Deeds Book 52107 Page 227, Book 36530 Page 311, Book 43783 Page 33 & 52418, Book 7295 Page 185. Property is located in the Business 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, August 26, 2020

Continuance of Hearing from 8/12/2020

5. **FY 21-09-SW Stormwater Permit Application** - The Owners of record, **Penbrooke Realty Trust/ Louis C Tusino, Trustee; Greenville Lot Realty Trust, Louis C Tusino, Trustee; and Donna Yargeau, Trustee; and Applicant of record, Campanelli Development VI LLC** are seeking a **Stormwater Permit for a proposed disturbance of 41+/- Acres and the creation of 35.7+/- Acres of impervious area.** The Property is located on properties located at **515 Douglas Street, 435 Douglas Street, and Hazel Street, Uxbridge, MA 01569.** The property is shown on the Town of Uxbridge Assessor's **Map 23, Parcels 3545 and 2895, and Map 22, Parcels 3283 and 1685.** The titles to said land are recorded in the Worcester Registry of Deeds Book 52107 Page 227, Book 36530 Page 311, Book 43783 Page 33 & 52418, Book 7295 Page 185. Property is located in the Business Zone.

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Continuance of Hearing from 8/12/2020

6. **FY21-10-IP Fill/Importation Permit Application** - The Owners of record, **Penbrooke Realty Trust/ Louis C Tusino, Trustee; Greenville Lot Realty Trust, Louis C Tusino, Trustee; and Donna Yargeau, Trustee; and Applicant of record, Campanelli Development VI LLC** are seeking a **Fill/Importation Permit to import less than 100,000 cubic yards of earth materials** for the construction of base gravel for driveways and parking lots and structural fill for the buildings. The Property is located on properties located at **515 Douglas Street, 435 Douglas Street, and Hazel Street, Uxbridge MA 01569.** The property is shown on the Town of Uxbridge Assessor's **Map 23, Parcels 3545 and 2895, and Map 22, Parcels 3283 and 1685.** The titles to said land are recorded in the Worcester Registry of Deeds Book 52107 Page 227, Book 36530 Page 311, Book 43783 Page 33 & 52418, Book 7295 Page 185. Property is located in the Business Zone.

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Continuance of Hearing from 8/12/2020

7. **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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Continuance of hearing from 8/12/2020

8. **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)

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UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, August 26, 2020

III. BUSINESS

PH closed on 8/12/2020

1. **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.

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PH closed on 8/12/2020

2. **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.

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PH closed on 8/12/2020

3. **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

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4. Tea Party Drive/Ledgemere/Fafard

- a. Bond
- b. ANR Application

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UXBRIDGE PLANNING BOARD AGENDA continued
WEDNESDAY, August 26, 2020

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

V. MINUTES/MAIL/INVOICES

VI. ADJOURNMENT:

- 1. NEXT PLANNING BOARD MEETING: September 9, 2020
Please Check Each Monday 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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