



POSTED UXB TOWN CLERK
2020 SEP 23 PM 1:41

TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA (Revised)

Meeting Date: WEDNESDAY, September 23, 2020 - 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 <https://uxbridge.zoom.us/j/93409225733> or by phone at (646-558-8656), using meeting i.d. 934 0922 5733. 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 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 HEARINGS:

- FY20-09, Elmdale Estates, Definitive Subdivision Application:** *(PH opened 2/12/2020)(continuing to 10/14/20)*
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.
https://www.dropbox.com/sh/72lwwtpjg7wiwmp/AADfDmup7wfHvOlsqoKU-S_Fa?dl=0
- 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.
https://www.dropbox.com/sh/72lwwtpjg7wiwmp/AADfDmup7wfHvOlsqoKU-S_Fa?dl=0

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3. 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.

<https://www.dropbox.com/sh/bre0ncgpnbw8tsf/AABVThY50EfvWs2TSikURtX7a?dl=0>

4. FY21-07 Special Permit Application: *Continuance of Hearing from 9/9/20*

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.

<https://www.dropbox.com/sh/bre0ncgpnbw8tsf/AABVThY50EfvWs2TSikURtX7a?dl=0>

5. FY 21-08 Special Permit Application: *Continuance of Hearing from 9/9/20*

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.

6. FY 21-09-SW Stormwater Permit Application: *Continuance of Hearing from 9/9/20*

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.

<https://www.dropbox.com/sh/bre0ncgpnbw8tsf/AABVThY50EfvWs2TSikURtX7a?dl=0>

7. FY21-03, Special Permit Application: *Continuance of Hearing from 9/9/20*

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

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.

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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.

<https://www.dropbox.com/sh/25u8ijwyhkk1mrj/AADGX3EjbXLY9KOn56UBD43aa?dl=0>

8. FY21-03SW, Stormwater Permit Application: *Continuance of Hearing from 9/9/20*

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)

<https://www.dropbox.com/sh/25u8ijwyhkk1mrj/AADGX3EjbXLY9KOn56UBD43aa?dl=0>

II. BUSINESS:

- Tucker Hill Estates Phase II – Minor Construction Change, bond reduction
- Campanelli Business Park – Certificate of Release of Lot (5)
- 300 Mendon Street – Decision & Permit
- 500 High Street – Release of Covenant
- Article 146 – Michael Gallerani will present through zoom

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

IV. MINUTES/MAIL/INVOICES

V. ADJOURNMENT:

1. NEXT PLANNING BOARD MEETING: October 14, 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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