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## TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA (Revised)

Meeting Date: THURSDAY, NOVEMBER 12, 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  
Join Zoom Meeting: <https://uxbridge.zoom.us/j/92775186494>

or by phone at (646-558-8656), using meeting i.d. 927 7518 6494. 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](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. PUBLIC HEARINGS:

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.

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.

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

3. **FY21-11-SW Stormwater Permit Application:**

The Owner of record, Rass Depot St. LLC, DBA Capron Self Storage Trustees are seeking a Stormwater Permit for a proposed disturbance of 171,500 sf. and the creation of 113,345 sf. of impervious area. The property is located at 50 Depot Street, Uxbridge, MA 01569. The properties are shown on the Town of Uxbridge Assessor's Map 25, Parcels 1095. The titles to said land are recorded in the Worcester Registry of Deeds, Book 62803 Page 52. Properties are located in the Industrial-Agricultural Zone.

4. **FY21-11-SW FY21-12-Special Permit Application:**

**UXBRIDGE PLANNING BOARD AGENDA continued**  
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The Owner of record, Stephen Benoit are seeking a Special Permit for construction of single-family dwelling. The property is located at 44 Hollis Street, Uxbridge, MA 01569. The properties are shown on the Town of Uxbridge Assessor's Map 20, Parcels 4232. The titles to said land are recorded in the Worcester Registry of Deeds, Book 57536 Page 187. Properties are located in the Residential Commercial Zone.

**5. Public Hearing:**

**ARTICLE 12: AMEND THE ZONING BYLAWS BY AMENDING ZONING TABLE OF USE REGULATIONS & ZONING TABLE OF DIMENSIONAL REQUIREMENTS**

To see if the Town will vote to Amend the Zoning Bylaws by Amending Table A Zoning Table of Use Regulations, and Table B Zoning Table of Dimensional Requirements as printed in the attachment, or take any other action relative thereto.

**SPONSOR:** The Planning Board

**ARTICLE 13: ZONING BYLAW REVIEW**

To see if the Town will vote to amend the Zoning Bylaws by adding a new Section 400-43, entitled Mixed Commerce Overlay District (MCOD) Zoning, amending the Zoning Map, amending Table A Zoning Table of Use Regulations and amending Table B Zoning Table of Dimensional Requirements, all as printed in the attachment, with the addition of a footnote to the MCOB column of the Table of Uses to read as follows "Uses allowed as a matter of right in the MCOB district are required to file application materials and undergo review as detailed in Section 400-43, and may also be required to submit to Site Plan Review.", or take any other action relative thereto.

**SPONSOR:** Department of Economic Development and

**ARTICLE 14: CITIZEN'S PETITION -ACCEPT TUCKER HILL ROAD AS A PUBLIC WAY**

To see if the Town will vote to accept a public way the street known as Tucker Hill Rd. as laid out by the Board of Selectmen in the name and behalf of the Town to acquire by gift, easements, and appurtenant rights in and for said way for the purpose for which public ways are used in the Town; or take any action relating thereto.

**SPONSOR:** Citizen's Petition

**ARTICLE 15: CITIZEN'S PETITION -ACCEPT MASLOW'S WAY AS A PUBLIC WAY**

To see if the Town will vote to accept a public way the street known as Tucker Hill Rd. as laid out by the Board of Selectmen in the name and behalf of the Town to acquire by gift, easements, and appurtenant rights in and for said way for the purpose for which public ways are used in the Town; or take any action relating thereto.

**SPONSOR:** Citizen's Petition

**II. BUSINESS:**

- ANR Plan – West River Homes, LLC
- Tucker Hill Estates Phase II – Tri Party Agreement
- CMRCP Delegate
- Autumn Vista/Ridgewood Estates – Determination of Completeness
- Ridgewood Estates Discussion

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

**IV. MINUTES/MAIL/INVOICES**

**V. ADJOURNMENT:**

- 1. NEXT PLANNING BOARD MEETING: December 9, 2020**

**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**  
**THURSDAY, November 12, 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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