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TOWN OF UXBRIDGE

Meeting

Cancellation

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, November 13, 2019 - 7:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: *Lynn Marchand*

I. CALL TO ORDER

II. PUBLIC HEARINGS

Continued from September 25, 2019, PH opened on 9/12/18.

1. **FY19-03, Definitive Subdivision Application – The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of a Definitive Subdivision Plan to create 23 Residential Building Lots, Elmdale Estates and (1) parcel of land, which is not to be considered a building lot, to be served by the extension of Old Elmdale Road and the creation of two roadways having a total centerline length of 2,375± linear feet. 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 Residential A Zone.**
 - a. 11/04/19 Letter requesting for application withdrawal without prejudice

Continued from September 25, 2019

2. **Application Exportation Application - The owner and applicant of record, ARIS Group, LLC/Odisefs Tsimogiannis, is seeking approval of an Exportation Permit to perform earthwork with project design results/volume estimate to be 621,381 cubic yards of cut, 35,640 cubic yards of fill with a net result of 585,741 cubic yards of cut. 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. Property is located in Residential A Zone.**
 - a. 11/04/19 Letter requesting for application withdrawal without prejudice

Continued from October 9, 2019;

3. **FY20-01, Definitive Subdivision Application - The Owner and applicant of record, Lars Kiessling, is seeking approval of a Definitive Subdivision Plan to create 4 Residential Building Lots, and the creation of a roadway, Kiessling Road. Property is located on 85 Chestnut Street, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 44, Parcel 494. The title to said land is recorded in the Worcester District Registry of Deeds Book 60149 Page 231 and is free of encumbrances. Property is located in an Agricultural Zone.**
 - a. Engineering review deposit/outstanding invoice

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4. **FY20-05, Special Permit/Retreat Lot** – The applicant/owner of record, **DJLJ Realty LLC**, is seeking approval for a **Special Permit** to subdivide an existing residential house lot on 6.09 acres into two lots, one being a retreat lot with a proposed shared driveway pursuant to **Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots**. Property is located on **84 Sutton Street**. The property is shown on the Town of Uxbridge Assessor's Map 11, Parcel 2937. The title to said land is recorded in the Worcester District Registry of Deeds Book 57209, Page 210. Property is located in a Residence-C zone.
- a. 09/11/19 Revised site plan
 - b. 10/22/19 ConCom Agent comments

III. BUSINESS

1. **FY20-04, Excavation Renewal Application** - The Owner and applicant of record, **Garrick Hathaway**, is a renewal of **Excavation Permit #PB-01**. Property is located on **155 Laurel Street, Uxbridge, MA**.
- a. 10/04/19 Revised Gravel Removal Plan
 - b. 10/20/20 Revised Existing Conditions Plan
 - c. Application
 - d. Insurance Bond
 - e. 10/18/19 Graves Review
2. **FY20-02, Definitive Subdivision Application** - The Owner and applicant of record, **Uxbridge Woods Realty Trust/Mark Foss**, is seeking approval of a **Definitive Subdivision Plan** to create **7 family residential building Lots**, and widening the existing unimproved portion of **Eber Taft Road** which will have a total centerline length of approximately 1,700± linear feet. The proposed stormwater system will consist of roadside swales and culverts on both sides of the street. Dwellings will be served by private individual wells and on-site subsurface sewage disposal systems. Property is located on **Eber Taft Road, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 33, Parcel 3073. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868, 35868, 34773, & 34773 Pages 250, 252, 7, & 9; also Judgement recorded at Book 58339 Page 153. Property is located in an Agricultural Zone.
- a. Decision draft discussion
 - b. Stormwater Permit draft discussion
- PH opened on 7/24/19; Public Hearing closed on September 25, 2019*
3. **FY19-31, Special Permit Application** - The Owner and applicant of record, **Lackey Dam Nominee Trust/Thomas P. Berkowitz, Trustee**, is seeking a **Special Permit** to **expand existing use for a recycling/processing yard to be graded to enhance Stormwater management inclusive of a non-potable well, truck weigh scale, trailer, and glass processing equipment for the purpose of asphalt, brick, & concrete rubble (ABC) sorting and processing for re-use**. Property is located **off Old Lackey Dam Road, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 15, Parcel 3153. The title to said land is recorded in the Worcester District Registry of Deeds Book 22590 Page 392 and is free of encumbrances. Property is located in Industrial Zone B.
- a. 10/10/19 Revised Plans
 - b. 10/24/19 Graves Peer Review #3
 - c. 11/05/19 Zoning Enforcement Officer letter
 - d. Decision Draft
4. **FY19-15, Bevilacqua Industrial Park –Noonan Way (off 1025-1045 Quaker Hwy)**
- a. Recorded Decision Book 61214 Page 313
 - b. Review & Sign Mylars

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
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5. FY16-21, Autumn Vista/Ridgewood Estates – Rifleman Way & Brady Court

- a. 10/24/19 Graves revised construction estimate –Rifleman Way only
- b. 10/24/19 Graves revised construction estimate –Brady Court only
- c. Review request for surety reduction/revised triparty agreement

6. FY16-22, King Street Estates/Ricca Way

- a. 11/01/19 Reply to 07/26/19 Graves Completion Review

7. Tucker Hill Estates/Tucker Hill Road & Maslow's Way

- a. Tucker Hill Road, Phase I: Update, peer review responses, & revised plan
- b. Maslow's Way, Phase II: Bond reduction request & Graves Eng. revised construction estimate

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

V. MINUTES/MAIL/INVOICES

1. 09.25.19 Meeting Minutes
2. 10.09.19 Meeting Minutes
3. 10.16.19 Meeting Minutes
4. Invoices (over \$600)

VI. ADJOURNMENT:

1. **NEXT PLANNING BOARD MEETING: WEDNESDAY, December 11, 2019**

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