

SPECIAL TOWN MEETING MINUTES
TUESDAY, OCTOBER 22, 2019 – 7:00 P.M.
VALLEY CHAPEL AUDITORIUM
14 HUNTER ROAD
UXBRIDGE, MASSACHUSETTS

Pursuant to the foregoing Warrant, the inhabitants of the Town of Uxbridge, qualified to vote in the Town elections and in Town affairs, met at the Valley Chapel Auditorium, in Precinct 1, in said Uxbridge, and transacted the following business on October 22, 2019:

Moderator Charles “Ed” Maharay called the Spring Town Meeting to order at 10:07pm, declaring the presence of a quorum (50 required, 151 voters present). Rules for conducting business and taking votes of the meeting were announced. The Town has purchased an electronic voting system and all Town Meeting votes will be taken by electronic vote.

* * *

ARTICLE 1: MULTI-TOWN MIXED COMMERCE (MTMC) ZONING

To see if the Town will vote to adopt the following amendments to the Town of Uxbridge Zoning Bylaw, Zoning Table of Dimensional Controls, and Zoning Map:

400 - 42 Multi-Town Mixed Commerce (MTMC)

A. Purpose

The purpose of the Multi-Town Mixed Commerce District is to provide for a mix of retail, commercial and industrial uses in an area that is situated in more than one town and that is geographically suited to commerce activities. The district encourages a mix of low-intensity industrial uses as well as larger retail uses.

The intent of this section is to create a zoning district in the Town of Uxbridge that can be easily replicated and adapted by other communities when it is appropriate.

The application of this zoning district will be limited to parcels that share a border with like parcels in an abutting community(s) when the subject community(s) and Uxbridge are collaborating in an economic development effort.

The primary purpose for the Multi-Town Mixed Commerce (“MTMC”) is:

Development consisting of one or more lots developed as a cohesive project and designed with a blend of various compatible uses such as large scale (“big box”) retail, institutional, commercial and industrial including manufacturing, warehouse and distribution facilities.

B. Establishment and Delineation

The MTMC District is hereby established as a zoning district that can only be used when a parcel and the development of said parcel involves parcels located in abutting towns and where said towns have adopted and applied the same or similar zoning language to the abutting parcels.

C. Allowed uses

The following uses are allowed within the MTMC districts:

1. Campus-style office structures or groups of structures including office buildings, laboratory and research facilities.
2. Hotels of more than 100 guest rooms.
3. Wholesaling, warehousing, and distribution facilities over 100,000 square feet.
4. Higher education, technical schools or other professional training facilities.
5. Retail of a minimum 100,000 SF in size.
6. Indoor agriculture (including hydroponic) facilities over 50,000 square feet.
7. Theatres and meeting facilities of more than 15,000 square feet.
8. Commercial Indoor and Outdoor Recreational facilities.
9. Long-term healthcare facilities.

D. Dimensional and intensity requirements

1. Minimum requirements are as follows:

- a. Lot size: 2 acres
- b. Lot width: 300 feet
- c. Lot depth: 150 feet
- d. Side yard setback: 40 feet
- e. Front yard setback: 40 feet
- f. Rear yard setback: 40 feet
- g. Maximum height: 60 feet

Minimum dimensional requirements are based on total development whether subject development component is located in one or more towns.

2. A one-hundred (100) foot natural buffer is required on numbered routes or highways for development that abuts a route or highway situated in Uxbridge.

E. Application

1. Joint Pre-application review. The applicant is strongly encouraged to request a pre-application (involving subject host communities) review at a regular business meeting of the Planning Board prior to submitting a formal application. The purpose of a pre-application review is to minimize the applicant's costs of engineering and to commence discussions with the Planning Board at the earliest possible stage in the development. At the pre-application review, the applicant may outline the proposed project for development, seek preliminary feedback from the Planning Board and/or its technical experts, and set a timetable for submittal of a formal application.

No formal filings are required for the pre-application review; however, the applicant is encouraged to prepare sufficient preliminary architectural and/or engineering drawings to inform the Planning Board of the scale and overall design of the proposed project.

2. Submission requirements.

- a. A site plan shall be prepared by a registered professional engineer, architect or landscape architect at a scale of one (1) inch equals twenty (20) feet on standard twenty-four by thirty-six-inch sheets, with narrative information on eight-and-one-half by eleven-inch sheets.
- b. A site plan shall include all of the data, details and supporting information as follows:
 - (1) The name of the project, boundaries and locus maps showing the site's location in town or towns, date, North arrow and scale of the plan.
 - (2) Names and addresses of the owner of record, the developer and the seal of the engineer, architect or landscape architect.
 - (3) Names and addresses of all owners of record of abutting parcels and those within three-hundred (300) feet of the property line.
 - (4) All existing lot lines, easements and rights-of-way (including area in acres or square feet), abutting land uses and the location and use of structures within three-hundred (300) feet of the site.
 - (5) The locations and uses of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, and showing all exterior entrances and all anticipated future additions and alterations.
 - (6) The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping, walls and fences. Location, type and screening details for all waste disposal containers shall also be shown.
 - (7) The location, height, intensity, and bulb type (e.g. LED, fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.
 - (8) The location, height, size, materials and design of all proposed signage.
 - (9) The location of all present and proposed utility systems, including: sewage or septic system; water supply system; telephone, cable and electrical systems; and storm drainage system, including existing and proposed drain lines, culverts, catch basins, headwalls, end walls, hydrants, manholes and drainage swales. The Planning Board may also request soil logs, percolation tests and storm runoff calculations for large or environmentally sensitive development.
 - (10) Plans to prevent pollution of surface or ground water, erosion of soil, both during and after construction, excessive runoff, excessive raising or lowering of the water table and flooding of other properties, as applicable.
 - (11) Existing and proposed topography at a two-foot contour interval. All elevations shall refer to the nearest United States Geodetic Bench Mark. If any portion of the parcel is within the one hundred-year floodplain, the area will be shown and base flood

elevations given.

Indicate areas within the proposed site and within fifty (50) feet of the proposed site where ground removal or filling is required and give its approximate volume in cubic yards.

- (12) A landscape plan showing existing natural land features, trees, forest cover and water sources and all proposed changes to these features, including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, floodplains and drainage retention areas.
- (13) Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on site and within one-hundred (100) feet of the site.
- (14) Elevation plans at a scale of 1/4 inch equals one (1) foot for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s), showing design features and indicating the type and color of materials to be used.
- (15) Information on the location, size and type of parking, loading, storage, and service areas; parking calculations based on the requirements of the Planning Board, off-street parking, loading and landscaping standards.

F. Large Developments

- 1. For large developments, those exceeding one hundred-thousand (100,000) square feet of combined gross floor area or requiring more than one-hundred (100) parking spaces the Planning Board (of the town with the largest percentage of building and/or parking) may require a development impact assessment which shall include the following:
 - a. Traffic impact assessment.
 - (1) Purpose. The assessment will document existing traffic conditions in the vicinity of the proposed project, describe the volume and effect of projected traffic generated by the proposed project and identify measures proposed to mitigate any adverse impacts on traffic.
 - (2) Format and scope.
 - i. Existing traffic conditions; average daily and peak hour volumes, average and peak speeds, sight distance, accident data and levels of service of intersections and streets likely to be affected by the proposed development.

Generally, such data shall be presented for all streets and intersections adjacent to or within one-thousand (1,000) feet of the project boundaries.
 - ii. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels.
 - iii. The projected traffic flow pattern, including vehicular movements at all major intersections likely to be affected by the proposed use of the site.

- iv. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities.
- v. Traffic assessment data shall be no more than twelve (12) months as of the date of the application.
- vi. All off-site improvements required as a condition of site plan approval must be necessitated by the proposed project.

b. Environmental impact assessment.

(1) Purpose. To describe the impacts of the proposed project with respect to on-site and off-site environmental quality.

(2) Format and scope:

- i. Description and evaluation of potential quality of air, surface water and groundwater adjacent to or directly affected by the proposed development; on-site or off-site flooding, erosion and/or sedimentation resulting from alterations to the project site, including grading changes and increases in impervious areas; on-site or off-site hazards, radiological emissions or other hazardous materials; adverse impacts on temperature and wind conditions on the site and adjacent properties; impacts on solar access of adjacent properties; and off - site noise or light impacts.
- ii. Evaluation of the adequacy of existing or proposed systems and services for water supply and disposal of liquid and solid wastes.
- iii. Description of proposed measures for mitigation of any potential adverse impacts identified above.

c. Fiscal impact assessment; format and scope.

(1) Purpose. To describe the impacts of the proposed project with respect to new revenues to the host communities and costs to be borne by the communities.

- i. Projections of cost arising from increased demands on public services and infrastructure.
- ii. Projections of the impacts from increased tax revenue, employment (construction and permanent), and value of the public infrastructure to be provided.
- iii. Projections of the impacts of the proposed development on the values of adjoining properties.
- iv. Five-year projections of increased Town revenues and costs resulting from the proposed development.

d. Community impact assessment; format and scope:

- (1) Purpose. To describe the impacts of the proposed project with respect to the effect the project will have on the host community(s) character, historic nature and community plans.
 - i. Evaluation of the relation of the proposed new or altered structure to the subject communities (Multi-Towns) in terms of character and intensity of the use (e.g., scale, materials, colors, setbacks, roof and cornice lines and other major design elements); and the location and configuration of proposed structures, parking areas and open space with respect to neighboring properties.
 - ii. Identification of impacts on significant historical properties, districts or areas or archaeological resources (if any) in the vicinity of the proposed development.
 - iii. Evaluation of the proposed project's consistency of compatibility with existing local and regional plans.

G. Permits, Approvals, Variances and Applications

1. A copy of all permits, approvals, variances and applications applied for and obtained for the project and property, including an application for utility connection permits.
 - (a) The Planning Board may waive any of the requirements listed above if it believes that said requirement is not necessary based upon the size and scope of the project.
2. Prior to the issuance of permits, a memorandum of understanding (MOU) between all towns involved in the subject project, shall be agreed to and filed with each respective Town Clerk and Planning Board.

H. Standards for Review

1. The Planning Board shall review the site plan and supporting materials, taking into consideration the reasonable fulfillment of the objectives listed below. Detailed design guidelines and performance standards shall be adopted to guide decisions with respect to these objectives and to help ensure consistency in the review of all applications.
 - (a) Legal. Conformance with the provisions of the bylaws of the Town, the General Laws of Massachusetts and all applicable rules and regulations of local, State and Federal agencies.
 - (b) Traffic. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - (c) Parking. Provisions for the off-street loading and unloading of vehicles, incidental to the normal operation of the establishment; adequate parking; adequate lighting; and internal traffic control.

- (d) Town services. Reasonable demands placed on Town services and infrastructure.
- (e) Pollution control. Adequacy of methods for sewage and refuse disposal and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
- (f) Nuisance. Protection of abutting properties and town amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, storm water runoff, etc.
- (g) Existing vegetation. Minimizing the area over which existing vegetation is to be removed. Where tree removal is necessary, special attention shall be given to the planting of replacement trees.
- (h) Amenities. The applicant's efforts to integrate the proposed development into the existing landscape through design features, such as vegetative buffers, roadside planting and the retention of open space and agricultural land.
- (i) Town character. The setback areas and location of parking, architectural compatibility, signage and landscaping of the development and how these features harmonize with the surrounding townscape and the natural landscape.

TABLE A
TABLE OF USE REGULATIONS

USE	ZONING DISTRICTS							
	R-A	R-B	R-C	A	B	IA	IB	MTMC
SECTION A. Residential Uses								
Apartment house	Y	N	N	N	N	N	N	N
Conservation Design Development	N	N	N	PB	N	N	N	N
Open Space Development	PB	PB	N	N	N	N	N	N
Single family dwelling	Y	Y	Y	Y	N	N	N	N
Townhouse development	PB	N	N	N	N	N	N	N
Two-family/duplex dwelling	Y	Y	N	N	N	N	N	N
SECTION B. Exempt and Institutional Uses								
Child care facility	Y	Y	Y	Y	Y	Y	Y	Y
Educational use, non-exempt	ZBA	ZBA	ZBA	N	N	N	N	Y
Essential services	Y	Y	Y	Y	Y	Y	Y	Y
Facility for the sale of produce, wine, and dairy products, provided that during the months of June, July, August and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located.	Y	Y	Y	Y	Y	Y	Y	N
Hospital or other medical institution	ZBA	ZBA	ZBA	N	PB	PB	PB	N
Municipal facility	Y	Y	Y	Y	Y	Y	Y	N
Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel that is more than five (5) acres in area.	Y	Y	Y	Y	Y	Y	Y	N
Use of land for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions, or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y
Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	N

USE	ZONING DISTRICTS							
	R-A	R-B	R-C	A	B	IA	IB	MTMC
SECTION C. Agricultural Uses								
Farm, truck garden, nursery, or greenhouse with less than five (5) acres	ZBA	ZBA	ZBA	Y	PB	PB	PB	N
Farm, truck garden, nursery, greenhouse or other agricultural or horticultural use.	N	N	N	Y	PB	PB	PB	N
Non-exempt agricultural use	ZBA	ZBA	N	ZBA	N	N	N	N
SECTION D. Commercial Uses								
Adult entertainment establishment	N	N	N	N	N	PB	PB	N
Airport or landing field, commercial	N	N	N	N	N	N	N	N
Animal clinic or hospital	N	N	N	Y	PB	PB	PB	N
Bank, financial agency	N	N	N	N	Y	Y	Y	Y
Bed and breakfast establishment	ZBA	ZBA	N	N	N	N	N	N
Billboards, including any sign of more than forty (40) square feet	N	N	N	N	N	N	N	N
Boarding house	ZBA	N	N	N	N	N	N	N
Business or professional office, including medical	ZBA	N	N	N	Y	Y	Y	Y
Commercial recreation, indoor	N	N	N	N	Y	Y	Y	Y
Commercial recreation, outdoor	N	N	N	Y	PB	PB	PB	Y
Funeral home	ZBA	ZBA	ZBA	N	PB	N	N	N
Garaging and maintaining more than three (3) automobiles of the passenger type	ZBA	N	ZBA	N	ZBA	ZBA	ZBA	N
Gasoline or filling station	N	N	N	N	ZBA	ZBA	ZBA	N
Hotel or motel located on a tract of land at least two (2) acres in area and at least one hundred-fifty (150) feet from any permanent residential building	N	N	N	Y	Y	Y	Y	Y
Laundry or laundromat; dry cleaning establishment	N	N	N	N	ZBA	ZBA	ZBA	N
Life Science and/or Life Science Technology	N	N	N	N	Y	Y	Y	Y
Marijuana establishment (retail)	N	N	N	Y	N	Y	N	Y
Marijuana establishment (cultivation, production)	N	N	N	Y	N	Y	Y	Y
Medical marijuana treatment center	N	N	N	Y	N	N	Y	N
Nursing or convalescent home; home for the aged	ZBA	ZBA	ZBA	N	N	N	N	Y

USE	ZONING DISTRICTS							
	R-A	R-B	R-C	A	B	IA	IB	MTMC
SECTION D. Commercial Uses continued								
Personal service establishment	N	N	N	N	Y	Y	Y	N
Private club, nonprofit	ZBA	ZBA	N	ZBA	N	N	N	N
Private stable, nonprofit	ZBA	ZBA	ZBA	ZBA	N	N	N	N
Racetrack	N	N	N	N	N	N	N	N
Restaurant; diner	ZBA	N	N	Y	Y	Y	Y	Y
Retail stores and/or services	ZBA	N	N	N	Y	Y	Y	Y
Shopping center	N	N	N	N	Y	Y	Y	Y
SECTION E. Industrial Uses								
Blacksmith shop; farrier	N	N	N	PB	PB	PB	PB	N
Contractor's yard	N	N	N	PB	PB	PB	PB	N
Earth Removal	ZBA	ZBA	ZBA	BI	PB	PB	PB	N
Electrical generating facilities with a capacity of three hundred-fifty (350) megawatts or less on a minimum site are of fifteen (15) acres using natural gas, renewable and ultra-low sulfur fuels, wind.	N	N	N	N	N	PB	PB	PB
Electrical generating facility; cogeneration facility	N	N	N	N	N	N	N	N
Junkyard or automobile graveyard	N	N	N	N	N	N	N	N
Lumber	N	N	N	N	PB	PB	PB	PB
Fuel or ice establishment	N	N	N	N	PB	PB	PB	PB
Manufacture, storage, transportation or disposal of hazardous material	N	N	N	N	N	N	N	N
Manufacturing establishment	N	N	N	N	PB	PB	PB	Y
Renewable or Alternative Energy research and development facilities	N	N	N	N	N	Y	Y	Y
Renewable or Alternative Energy manufacturing facilities	N	N	N	N	PB	Y	Y	Y
Solar Photoactive ground mounted solar farm	N	PB	PB	PB	PB	PB	PB	N
Stone mason yard	N	N	N	N	N	PB	PB	N
Warehouse and/or distribution	N	N	N	N	PB	Y	Y	Y
SECTION F. Other Uses								
Airport or landing field, noncommercial	N	N	N	Y	N	N	N	N
Cemetery or crematory, nonprofit	ZBA	ZBA	ZBA	ZBA	N	N	N	N
Penitentiary	N	N	N	N	N	N	N	N

USE	ZONING DISTRICTS							
	R-A	R-B	R-C	A	B	IA	IB	MTMC
Section G. Accessory Uses								
Home occupation	Y	Y	Y	Y	N	N	N	N
Juice bar, as an accessory use to a private club, restaurant or country club	N	N	N	ZBA	N	N	N	N
Retail trade or shop for manufacturing articles incidental to and as an accessory use to a retail business	ZBA	N	N	N	Y	Y	Y	N

Key

Y = Permitted

N = Not permitted

ZBA = Permitted by Special Permit granted by the Zoning Board of Appeals

PB = Permitted by special permit Special Permit granted by the Planning Board

BI = Permitted following approval by the Building Inspector.

Additional Limitations

The use, production, manufacture, or storage of Recombinant DNA is prohibited without first obtaining a PERMIT issued by the Board of Health.

The allowance of Restaurant/Diner, Retail stores and or services, Business or professional office, including medical, and Retail trade or shop for manufacturing articles incidental as an accessory use to a retail business, as may be permitted by the ZBA, is hereby limited to structures with a total finished area in excess of four-thousand (4,000) square feet, built prior to 1930, and listed on the national register of historic places.

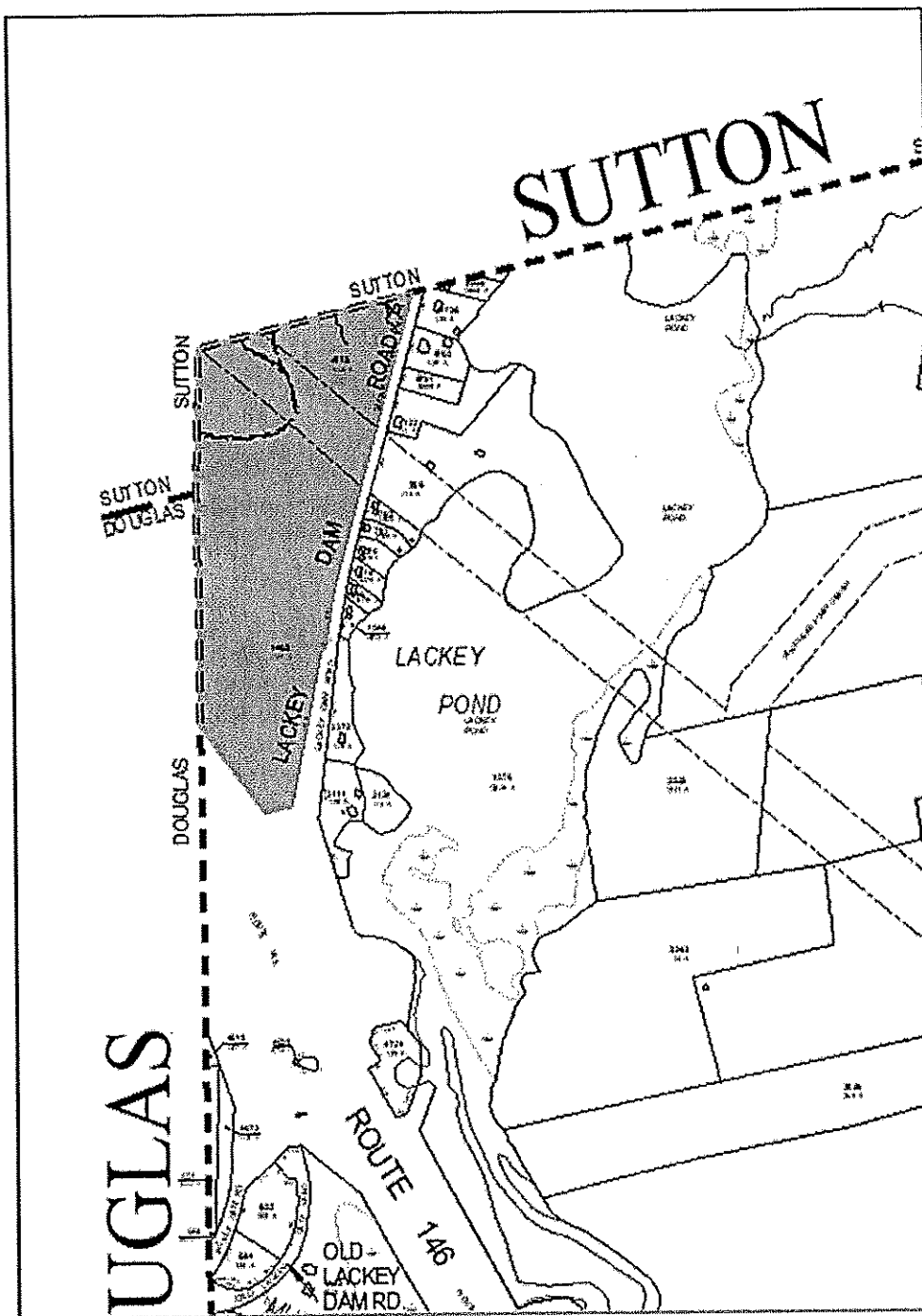
APPENDIX B **TABLE OF DIMENSIONAL REQUIREMENTS**

ZONING DISTRICT	MINIMUM LOT SIZE SQ. FT.	SETBACKS PRINCIPAL USE			SETBACKS DETACHED GARAGE OR ACCESSORY USE			FRONTAGE		HEIGHT	
		Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)	Interior Lot (feet)	Corner Lot (feet)	Maximum Height (feet)	Maximum Number of Stories
R-A	2000 ³	30	25	30	65	5	5	125	140	35	25
R-B	43,560 (1Acre)	30	25	30	65	5	5	185	200	35	25
R-C	43,560 (1Acre)	40	30	Lesser of 40 ft. or 25% of lot depth, if at least 30 ft.	75	10	10	200	200	35	25
A	87,120 (2 Acres)	40	30	Lesser of 40 ft. or 25% of lot depth if at least 30 ft.	75	10	10	300	300	35	25
B	15,000	30	25	30	65	5	5	125	140	45	3
I-A	30,000	30	30	20	30	30	20	175	200	45	3
I-B	30,000	30	30	20	30	30	20	175	200	45	3
MTMC	87,120 (2 acres)	40	40	40	40	40	40	300	300	60	4

¹ In the case of a corner lot, the frontage requirement applies to either street.

² See Footnote 1 (above).

³ Plus for an Apartment House, 8,000 square feet per additional unit over one (1) up to four (4) apartment units per lot.



Or take any other action relative thereto.

SPONSOR: Planning Board

COMMENTARY: *This article seeks to amend the Zoning Bylaw by adding a new section "Multi-Town Mixed Commerce" in order to provide for the development of parcels situated on the border of Sutton and Douglas.*

Similar zoning will be in effect in the other town's thereby allowing the development to proceed as if it were situated in one community.

MOTION: *Move that the Town Amend the Zoning Bylaws by adding a new Section 400-42, entitled Multi-Town Mixed Commerce (MTMC) Zoning, amending the Zoning Map, amending the Zoning Table of Dimensional Requirements and Amending the Zoning Table of Use Regulations, all as printed in the warrant, with the addition of a footnote to the MTMC column of the Table of Uses to read as follows "Uses allowed as a matter of right in the MTMC District are required to file application materials and undergo review as detailed in Section 400-42, and may also be required to submit to Site Plan Review."*

Vote required for passage: 2/3rds vote

THE FINANCE COMMITTEE RECOMMENDATION: Unfavorable Action (4-2-0)

THE BOARD OF SELECTMEN RECOMMENDATION: Favorable Action (5-0-0)

THE PLANNING BOARD RECOMMENDATION: Favorable Action (5-0-0)

The motion was seconded

Moderator declares a 2/3rds majority vote, motion carries, Yes-88, No-13

ARTICLE 2: REJOINING THE CENTRAL MASSACHUSETTS MOSQUITO CONTROL PROJECT

To see if the Town will vote to become a member in the Central Massachusetts Mosquito Control Project, pursuant to Massachusetts General Laws Chapter 252, Section 5A and other applicable sections of said law; or take any other action relative thereto.

SPONSOR: Board of Selectmen

COMMENTARY: *The Town was previously a member of the Central Massachusetts Mosquito Control Project (CMMCP), and opted to leave the project in 2013. Since then there has been no comprehensive program of mosquito control in the community. With the death of a horse in Uxbridge from EEE in the summer of 2019, and horse and human cases in surrounding areas, the Board of Selectmen has been concerned about the lack of any kind of mosquito control and monitoring in the community. The CMMCP Executive Director has made a presentation at a joint meeting of the Board of Selectmen and the Finance Committee, and is prepared to make a short presentation at the October 22 FATM. The annual cost of re-joining the CMMCP is \$85,000, and the Board of Selectmen feels that it is advantageous to join mid-year so that the community can benefit from the spring activities of the CMMCP. The cost for joining effective April 1, 2020 would be \$21,000, and the Town would receive the following services during the last 3 months of the fiscal year: Larval control in wetlands*

Larval control in catch basins

Tire recycling (this does take a little hiatus in the summer)

Mosquito surveillance & testing

Public education

Adult mosquito spraying (request only)

Research and efficacy projects will begin

MOTION: *Move that the Town vote to become a member in the Central Massachusetts Mosquito Control Project, pursuant to Massachusetts General Laws Chapter 252, Section 5A and other applicable sections of said law, and that the Town raise and appropriate the sum of \$21,000 from local receipts to cover the cost of joining the project for the last quarter of FY 2020.*

Vote required for passage: 2/3rds vote

THE FINANCE COMMITTEE RECOMMENDATION: Unfavorable Action (5-1-0)

THE BOARD OF SELECTMEN RECOMMENDATION: Favorable action (5-0-0)

The motion was seconded

Moderator declares, motion fails, Yes-32, No-68

ARTICLE 3: BLACKSTONE STREET WELL FIELD / RT 16 WATER LOOP ENTERPRISE FUND

To see if the Town will vote to raise and appropriate, and/or transfer from available funds, or otherwise provide a sum or sums of money for the cost associated with improvements of the Blackstone Street Well Field and RT 16 Water Loop by establishing the Blackstone Street Well Field / RT 16 Water Loop Enterprise Fund for the five fiscal years commencing FY 2020-2024 and such sums of money to be generated by revenues collected from the following (80% of all Building Permit Fees **within the Industrial and business zone** in the RT16 area, 80% of all property & personal property tax of **new development within the industrial and business zone** in the RT16 area, 100% of all Cannabis businesses sales tax, 100% of all Cannabis businesses Community Host Agreement payments); or take any other action relative thereto.

SPONSOR: Planning Board

COMMENTARY: *The Planning Board has raised the issue of needing to improve water distribution to the very active Route 146/Route 16 area of the community. In order to consider a project or projects to accomplish this, an update of the town's water system model will be required. It is anticipated that, if this line item is funded by Town Meeting, the work on this model will be done, and funding for potential projects will be available for consideration at the 2020 SATM. The source of funds will be the Stabilization Fund, whose balance as of 7-1-19 was. \$2,461,762.62.*

MOTION: *Move that the Town vote to transfer, from Stabilization, a sum of \$75,000.00 for the cost associated with conducting modeling, studies and construction costs for water infrastructure improvements, including but not limited to improvements related to the Blackstone Street Well Field and Route 16 Water Loop.*

Vote required for passage: 2/3rds vote

THE FINANCE COMMITTEE RECOMMENDATION: Unfavorable Action (5-1-0)

THE BOARD OF SELECTMEN RECOMMENDATION: No recommendation (5-0-0)

THE PLANNING BOARD RECOMMENDATION:

The motion was seconded

Moderator declares a 2/3rds majority vote, motion carries, Yes-62, No-18

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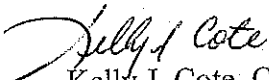
All Articles having been acted upon a motion was made to dissolve the meeting.

The motion was seconded

Moderator declares a Unanimous vote, motion carries.

The Meeting dissolved at 11:17pm.

A true copy attest,


Kelly J. Cote, CMC
Uxbridge Town Clerk

