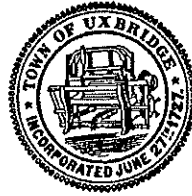


Rob Knapik, Chairman  
Thomas McNulty, Member  
Jim Blackburn, Member  
Tariq Fayyad, Associate Member



Uxbridge Town Hall  
21 South Main Street, Room 205  
Uxbridge, MA 01569  
508-278-8600 x2019 p

**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

REC'D UXB TOWN CLERK  
2023 MAY 4 AM 8:48

**MEETING MINUTES: Wednesday, April 19, 2023**

**Present:** Rob Knapik, Jim Blackburn, Thomas McNulty, Tariq Fayyad and Administrator Melissa Shelley

**PUBLIC HEARINGS:**

1. **FY23-07: 47 Dodge Deco, LLC, APPLICANT**, is seeking a **COMPREHENSIVE PERMIT** pursuant to MGL Ch. 40B and the Uxbridge Zoning Bylaw to construct a 40-lot residential subdivision consisting of single-family homes along 2,770± linear feet of proposed roadway, and associated utilities and earthwork at **354 DOUGLAS STREET**. The property is shown on the Town of Uxbridge Assessor's Map **23 Parcel 2357** and described in a deed recorded at the Worcester Registry of Deeds Book **59168 Page 196**. The property is located in the **Residential C Zoning District**. (*Public hearing opened November 2, 2022*)

Steve O'Connell, Turning Point Engineering and Chad Boardman, Eastland Partners Inc, attended the meeting on behalf of the petition.

**Discussion:** The Chairperson explained during the last public hearing on April 5, 2023, the Board went through each of Town Counsel's comments on the draft Comprehensive Permit decision document and left the meeting with the charge to the Applicant's lawyer to either accept or request other changes be made. The Applicant completed that review and provided a final version of the decision on April 14, 2023. That version was circulated to the Board and Town Counsel who confirmed all of their comments and revisions were included. Jack Hunter, Town Planner was in attendance and he added that he believed the Board was very diligent and thorough and was excited to partner w/ a reputable developer to expand affordable housing in Uxbridge.

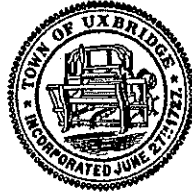
Mr. O'Connell provided some clarity on the waivers regarding earth importation and removal, and stormwater permit requirements. The Applicant's attorney made those three items findings in the decision that the board would be making as part of the vote and the findings are that the bylaw has been met and that the permits required for each of those are incorporated into the Comprehensive Permit.

Mr. O'Connell provided a plan that illustrated the estimated blast radius determined by reviewing all of the cuts and areas of earth that could potentially happen if ledge is encountered. This was provided to address a concern from the Board that abutting properties may not close enough to receive notification of blasting and the entitled inspection per Mass 527 CMR 13.0 (250 feet). Mr. O'Connell explained that they must conform to the requirements of the Town and State fire office and that the Applicant will be responsible for seismographic monitoring, notifying abutters and posting a fire detail on site and rectifying any potential damage of the blast. The Applicant must maintain documented inspections ie videotaping of any pre-blast inspections survey. There was further discussion about the regulation with the Board members and the main concern was for the residents of the Forest Glen subdivision who are outside the required 250-foot notification radius.

There was further discussion about the process & ZBA responsibilities for the remainder of the project (covenant/bonds, third party review, release of lots, etc).

The Board had a discussion regarding the requirements of formally voting to grant the waivers (which were discussed at great length during the public hearings). The waivers are listed in the decision as items 3.11, 3.11.2 on the April 14<sup>th</sup> draft decision.

Rob Knapik, Chairman  
Thomas McNulty, Member  
Jim Blackburn, Member  
Tariq Fayyad, Associate Member



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**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

**MEETING MINUTES: Wednesday, April 19, 2023**

**Motion:** Mr. McNulty made a motion to grant the waivers listed in Section 3.11 and 3.11.2 of the April 14<sup>th</sup> 2023 draft Comprehensive Permit Decision. Mr. Blackburn seconded, and the motion passed unanimously by vote of 4-0-0.

There were no further comments or questions from the Board or members of the public.

**Motion:** Mr. McNulty made a motion to close the Public Hearing FY 23-07 for 354 Douglas Street. Motion seconded by Mr. Blackburn passed unanimously by vote of 3-0-0.

**Motion:** Mr. McNulty made a motion to approve the Comprehensive Permit and issue a decision as drafted by the Applicant on April 14, 2023, reviewed by Town Counsel and before the Board. Motion seconded by Mr. Blackburn passed unanimously by vote of 3-0-0.

**ADJOURNMENT: Next Regularly Scheduled ZBA Meeting, Wednesday, May 3, 2023**

**Motion:** Mr. McNulty made a motion to adjourn the April 17, 2023 meeting of the Zoning Board of Appeals. Mr. Blackburn seconded, and the motion passed unanimously by vote of 4-0-0.

Respectfully Submitted,  
Melissa Shelley

**SIGNATURES:**

\_\_\_\_\_  
Rob Knapik, Member

\_\_\_\_\_  
Thomas McNulty, Member

\_\_\_\_\_  
Jim Blackburn, Member

\_\_\_\_\_  
Tariq Fayyad, Associate Member

\_\_\_\_\_  
Date May 3, 2023