

Wednesday, March 27, 2024
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569

REC'D UXB TOWN CLERK
2024 MAY 6 AM 7:45

Members	Eli Laverdiere Chairperson	Rory St. Pierre Vice Chairman	Lauren Steele Clerk	Craig Haringa Member	Tariq Fayyad Member
Attendance	Zoom	X	X	X	X

Also Present: Jack Hunter, Town Planner (zoom)
Dylan Lindholm, Assistant Town Planner

The Planning Board opened the meeting at 6:00 pm.

CONTINUED PUBLIC HEARING Elmdale Estates:

The Board has been asked to continue the hearing of Elmdale Estates Stormwater, Definitive Subdivision and Exportation Permit to the April 24, 2024, meeting.

On a motion made by Lauren Steele, seconded by Rory St. Pierre, the Board voted by roll call to continue the hearing for Elmdale Estates to April 24, 2024, at 6:00 pm.

Roll Call Vote

Eli Laverdiere	Aye
Rory St. Pierre	Aye
Lauren Steele	Aye
Craig Haringa	Aye
Tariq Fayyad	Aye

PUBLIC HEARING 93 Richardson Street:

The hearing was opened.

Mark Allen from Allen Engineering was present on zoom and explained that Jon Scanlon was present in person to explain the project. They are representing for applicant John and Kim Piotrowski. The petitioner has submitted an application for Definitive Subdivision Plan dated February 16, 2024, for address at 93 Richardson Street, Map 29, parcel 2035, book/plan 46859 page 213. The proposed subdivision includes three new lots on a private way. The Engineer for the project is Allen Engineering and Associates. The intention is to keep existing home and want other homes for children. This is a 4.5-acre site. The plan was shown on the screen share. There will be septic and two wells. The profile plan was shown. They are requesting recycled asphalt. The Board does not want to allow for asphalt. The letter from peer review has not been provided but are anticipating review. The plans were distributed to the department heads. There were comments from DPW received this afternoon. The fire department does not like hammerheads. The name of the street will be decided by Selectboard.

The curbing will be cape cod berm. There would need to be waiver from the granite. This does not trigger stormwater regulations. The board wants the amount of clearing done on site. There needs to be a list of waivers in a supplemental letter along with responses from Consultant.

There were no comments from the public.

On a motion made Rory St. Pierre, seconded by Lauren Steele, the Board voted by roll call vote to continue the hearing to April 24, 2024.

Roll Call Vote

Eli Laverdiere	Aye
Rory St. Pierre	Aye
Lauren Steele	Aye
Craig Haringa	Aye
Tariq Fayyad	Aye

PUBLIC HEARING 231 Oak Street:

The Vice Chairman opened the public hearing for 231 Oak Street.

Mark Allen was present via zoom and his representative Jonathan Scanlon was present to explain the plan.

The applicant is Angela Lelli (Stormont) The petitioner has submitted an application for an application for the Definitive Subdivision Plan dated February 26, 2024, for address at 231 Oak Street, Map 13, parcel 2653, book/plan 62699 page 304. The proposed subdivision includes two new lots on a private way. The Engineer for the project is Allen Engineering and Associates. There will be a gravel drive. This is a flat property. The work is outside the 200 ft. This lot would be for her parents. The grading was shown on screen share. The stables and shed will be removed to build proposed house. There will be town water. The utility pole will need to be relocated. The current fire hydrant will remain. There will be underground electric. There is a radius of 50 ft. for cul-de-sacs. There will be no curbing. Does not meet threshold to trigger stormwater. All is outside the jurisdiction of the Conservation Commission. This site will remain natural.

There will be a supplemental letter with the waiver and comment review letter from Graves. The Board would prefer the driveway to be regrind to give more stability. This was distributed to the Departments.

There were no comments from public.

On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted by roll call vote to continue the hearing to April 24, 2024, at 6:00 pm.

Roll Call Vote

Eli Laverdiere	Aye
Rory St. Pierre	Aye
Lauren Steele	Aye
Craig Haringa	Aye
Tariq Fayyad	Aye

ANR Plan - 7 Hazel Plaza & 71 Hazel Street:

The Board is in receipt of an ANR plan for Thomas Dion, Christine Dion & Marc Bullio. The plan was prepared by Allen Engineering & Associates, Inc. The Board reviewed the plan and would like a plan to show that there is no splitting of the three properties. This this will be sold into Lots 1, 2 and 3. Hazel Street will be a private way. The Board would like to table this until the April 10, 2024, agenda to discuss this with the DPW.

PUBLIC HEARING – 59 Hazel Street:

The Vice Chairman opened the hearing for 59 Hazel Street:

The Attorney Ed Pare representing the petitioner for American Tower. The applicant has submitted an application for a site plan review for the wireless communication facility with plan dated June 9, 2022, for address at 59 Hazel Street, Assessor Parcel 018C-2765. The proposed is to install a 155' above ground level monopole-style tower inside a 75'x 35' fenced compound with gate, proposed turnaround and underground utilities. The Engineer for the project is American Tower.

There was a screen share of the proposal.

It was explained that this application was submitted to improve Verizon coverage. The applicant met with the Selectboard in 2022 and an RFP was issued and entered into an agreement to lease the property. The plans are now finalized. The plan is to have minimal impacts. The only access drive will be for Verizon which will be used maybe once or twice a month. The DPW supplied comments and those will be addressed at a follow up meeting. The site will have a 10 ft. wide gravel. underground utilities, lease space from town to provide ground equipment. There will be secured gate 6 ft around area for tower and equipment 150 ft. 685 ft from closest abutter to back of site where tower located. The radio frequency engineer was present on zoom and shared the coverage area and maps. This site is known as Uxbridge 3. There are regulations from FCC which need to be complied with 7.3% of FCC maximum and away from residents. The applicant needs to go to the Conservation Commission. The application has been submitted to the peer review consultant and are awaiting comments. and will need to hear back from consultant review.

Comments from the Board:

- Gravel driveway needs to be wider for fire apparatus.
- This is close to the Historical District; this will be seen from all locations. Can a pine looking power be used to offset visibility. (Chairman Laverdiere showed photo)
- This will have minimum regrind.
- The Board would like to see the height of the fence increased (18 ft.)
- What is the fall zone?

Public Comments:

Helana Gonzales ,30 Talbot:

- Supplied letter concerns, Health risks,5 G Infrastructure, decline property value, aesthetics of tower, impacts of pets and wildlife and environment and asks to reject proposal.

Timothy Lombardo ,35 Hazel Street:

- Agree with balloon test, questioned about blasting and filling and flooding in area. The detail of construction work is a concern with the ledge.

Janet Ruzzer, 49 Hazel St.:

- Clarification of the orange ribbons on ground and where tower will be located.

Jason Markert, 63 Hazel St.:

- Concern about cutting the road next to his property and washing out his septic concern is cutting road next to his property and washing out of septic and damage to his foundation, property value., is there another location for entrance.

For the next meeting, the applicant will respond to the comments from abutters. It was explained that this is site plan review and this needs to be reasonably regulated and it is difficult to deny and are regulated by right. If there is blasting, the applicant suggested taking photos of home and blasting surveys will need to take place. The Company has looked into contacting HANNOFORDS to get access.

The applicant will be sure to have a balloon test done prior to the April 24, 2024, hearing. There will be notification to inform those when this will be taking place. The goal is to have this done on April 20th and rain date April 21, 2024. This will be posted on the website.

On a motion made by Rory St. Pierre, seconded by Lauren Steele, the Board voted by roll call vote to continue the hearing for 59 Hazel to April 24, 2024, at 6:00 pm.

Roll Call Vote

Eli Laverdiere	Aye
Rory St. Pierre	Aye
Lauren Steele	Aye
Craig Haringa	Aye
Tariq Fayyad	Aye

Approval of Minutes:

February 28, 2024:

On a motion made by Rory St. Pierre, seconded by Tariq Fayyad, the Board voted to approve the minutes from February 28, 2024. (4-0)

Roll Call Vote:

Rory St. Pierre	aye
Craig Haringa	aye
Tariq Fayyad	aye
Eli Laverdierre	aye
Lauren Steele	abstained

Next Meeting: April 10, 2024

Adjourn:

On a motion made by Eli Laverdiere, seconded by Craig Haringa, the Board voted unanimously to adjourn the meeting at 7:05 pm.

Roll Call Vote:

Rory St. Pierre	aye
Craig Haringa	aye
Tariq Fayyad	aye
Eli Laverdierre	aye

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved April 24, 2024

