

PLANNING BOARD
WEDNESDAY, JULY 17, 2024
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, Vice chair Meg Schlesman, Aaron Socrat, Mike Derose, Rich Preston, Jake Gniadek, Mike Greco, Matt Benoit Community Development Director

Absent: Mike Zwicker, Ernie Marks

Jake Schultzberg called the meeting to order at 7 PM

Ongoing Development:

1. (0:40 TS) Hawk Hill Farms (RC-210701) Lot Release – Lots 2 & 3

Meg Schlesman recused herself

Jude Gauvin with OHI engineering representing Meg Schlesman asking for two lot releases based on the level of compliance they have with the road and the plantings.

(2:15 TS) Motion to release lots two and three from the Hawk Hill Farms covenant book 67450, Page 60 made by Rich Preston, seconded by Mike Greco. The vote passed unanimously.

Meg Schlesman has returned to the meeting.

2. (3:15 TS) ANR's for 286 Webster Street, and the public hearing for Pyne Sand application for Earth removal permit for office building outdoor storage for 286 Webster St. - possible votes

(4:00 TS) Motion to waive the public hearing reading made by Aaron Socrat, second by Meg Schlesman. The vote passed unanimously, and the public hearing is now open.

(6:00 TS) Motion to endorse the ANR for 286 Webster St. made by Rich Preston, seconded by Mike Derose. The vote passed unanimously.

Public Hearings:

3. (6:30 TS) 7:00 PM Public Hearing: Pyne Sand Co. Inc. – Application for Earth Removal Permit (ER-240528) Office Building/Outdoor Storage – 286 Webster Street – Possible votes Andy Leonard with Pyne Sand Co. and Bill Lavery, project manager with Casali Engineering, stated they have addressed two rounds of comments with the peer reviewer, and submitted the last two outstanding comments and concerns as well. Mr. Lavery showed the slide presentation of the project and plans again and the requested waivers with the Board. They discussed the waivers in more detail.

(25:30 TS) Motion to continue the public hearing for 286 Webster Street to August 14, at 7:15 pm made by Meg Schlesman, 2nd Aaron Socrat. The vote passed unanimously.

4. (27:30 TS) 7:00 PM Public Hearing: Pyne Sand Co. Inc. – Application for Site Plan Review (SPR-240520) Office Building/Outdoor Storage – 286 Webster Street – Possible votes

(27:35 TS) Motion to continue the public hearing for 286 Webster to August 14 at 7:15 pm made by Meg Schlesman, 2nd by Aaron Socrat. The vote passed unanimously.

Discussion:

5. (28:05 TS) BV Logistics Modification – Joe Wisner the general contractor with Alston Construction stated they are looking for approval on minor site modifications to the existing warehouse at 40 Lackey Dam Road and he went through the changes being proposed.

(34:20 TS) Motion to endorse the minor modifications to Blackstone Valley Logistics 40 Lackey Dam Road as presented made by Aaron Socrat, 2nd by Rich Preston. The vote passed unanimously.

6. (36:00 TS) Perry Street Extension Road Improvements – Chris Bettencourt 41 Mystic Valley Lane, Uxbridge, MA, Kevin Demers with DiPrete Engineering and Matthew Watsky Mr. Bettencourt's attorney. Mr. Bettencourt explained what the plans for the improvements to the road are and for possible future public road acceptance. The Board stressed that they would stick to the town's standards for public road acceptance, Mr. Bettencourt will come back with a more definitive drawing of the road plans to satisfy the Board on the road acceptance to get all boards and committees input before work is done.

Public Hearings:

7. (1:05:05 TS) 7:15 PM Public Hearing Continued: McIntyre Loam, Inc. – Application for Special Permit (SP-240416), Earth Removal Permit (ER-240416) Site Plan Review (SPR-240416) Outdoor Manufacturing & Processing – Off Legacy Circle – Possible votes John Palmer and Thomas McIntyre with McIntyre Loam and Mike Dryden with Allen Engineering and Mr. Dryden went over the peer review comments and what has been cleared off the list. Jeff Walsh, peer reviewer for the project with Graves Engineering discussed the best management practices for temporary shutdowns for stabilization. They also discussed the bond for the slope stabilization to the property and the amount for a partial bond, and the waivers requested. They discussed the sound study briefly and that they need to do a more in-depth study recommended by the peer reviewer. Michael Bahtiaran with Acentech the acoustics-consulting firm stated that he disagrees with the peer review comment that the study needs to be more in depth and why he disagrees. The sound engineers need to speak and discuss the sound issues. Jeremy Flansberg voiced his concerns, and John Palmer responded to the complaints about this project. An Uxbridge resident that abuts the project property voiced his complaints about the sound. Barbara Van Reed stated her concerns about the distance for the sound and dust complaint. They will have their sound person present at the next meeting to look more into the sound study and answer some of the questions raised tonight.

(2:22:45 TS) Motion to continue the public hearing to August 14 at 7:30 pm made by Mike Derose, 2nd by Rich Preston. The vote passed unanimously.

8. (2:23:50 TS) Public Hearing: Davis St Realty Trust – Application for Earth Removal Permit (ER-240617) Industrial Building – 140 Davis Street – Possible votes

(2:24:05 TS) Motion to skip the reading of the hearing notice made by Meg Schlesman, 2nd by Jake Gniadek. The vote passed unanimously.

Tim O'Leary, owner and vice president of O'Leary Welding at 124 Davis Street gave an overview of the site, and the Planning Board has already approved the site plan. Mr. O'Leary went over the waivers he is requesting. Rich Preston expressed his opinion that he thinks the bylaw is being inappropriately applied and this project should be exempt from the list of waivers. Town Counsel stated that they should go through the process due to the language of the bylaws.

(2:40:50 TS) Motion to close the public hearing made by Rich Preston, 2nd by Aaron Socrat. The vote passed unanimously.

(2:42:10 TS) Motion to approve all the requested waivers before the Board regarding the buildup of Davis Street made by Aaron Socrat, 2nd by Mike Derose. The vote passed unanimously.

APPROVED 9/11/2024

(2:42:55 TS) Motion to approve the application for earth removal permit ER-240617 industrial building for 140 Davis Street made by Rich Preston, 2nd by Aaron Socrat. The vote passed unanimously.

Ongoing Development:

9. (2:45:45 TS) The Cubes at Gilboa (SPR-220215) - Update

There were three sketches provided by the engineer for plantings and berms and signed off by Mr. McIntyre. Richard Netter 21 Monroe Street is advocating for the arborvitae to be no closer than 9 1/2 feet than the proposed 12-15 feet apart on the plan. Mitch Rausch with Clayco stated that he would look into the changes requested and talk with Beals Engineering about the spacing.

10. (3:00:55 TS) Business Park @ Legacy Circle (DEF-2018-18) – They have hired someone to do the work of putting the trees up.

11. (3:01:50 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203) – There is a site monitoring report provided to the Board.

12. (3:02:20 TS) Whitin Reservoir Estates (MOD-120906) – Update

Bob Pace met with Doug Bush from Haley Ward and provided a report of items to finish up before submitting for a road acceptance.

13. (3:02:40 TS) Sutton/Douglas Development (DEF-220215) – Mr. Benoit spoke to the landowner today about getting his land transfer recorded.

Additional Business:

14. (3:03:15 TS) Master Plan – Next meeting is July 31 to be meeting with CMRPC.

(3:04:25 TS) Motion to adjourn the meeting made by Rich Preston, 2nd by Aaron Socrat. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin