Town of Uxbridge
Planning Board
21 South Main Street
Uxbridge, MA 01569
(508) 278-8600, ext 2013

FEB 10 '11 AM 8:28
AT Clerk DIS

Minutes of the Uxbridge Planning Board regular meeting held on **Monday, January 31, 2011**, at **7:00 P.M.** in the **Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street**, Uxbridge, MA:

Planning Board Members Present: Chairman Charles Lutton, Vice-Chair Peter Petrillo, Barry Desruisseaux, Joseph Leonardo and Ernest Esposito

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Charles Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

FY11-01 Conservation Design - Vanderzicht, Application for a Definitive Plan Approval & a Special Permit Application cont'd – The owner of record Vanderzicht Realty Trust and Keith & Sherri Vanderzicht and applicant of record Carol Hansen are seeking a Definitive Plan Approval & Special Permit for Conservation Design - Vanderzicht, located on the east by Rawson Street and on the south by Williams Street. The property has seven (7) proposed lots and is shown on the Town of Uxbridge Assessor's Map 10, Parcels 2959, 3393, 3625 & 3645. The plan is recorded in the Worcester County Registry of Deeds Plan Book 15031, Page 61. Mr. Stephen O'Connell with Andrews Survey & Engineering provided a Request for Subdivision Waivers document and revised plans for this project. A newly revised Subdivision Waivers document will be provided before the next Planning Board meeting. Following discussion, **MOTION** by Mr. Desruisseaux to close the public hearing for **FY11-01 Vanderzicht Realty Trust and Keith & Sherri Vanderzicht, Application for a Definitive Plan Approval & a Special Permit Application.** Seconded by Mr. Petrillo, the motion carried unanimously. The subdivision waivers for this project will be reviewed and the project will be voted upon at the next scheduled Planning Board meeting.

FY11-03 Davis Circle, Application for a Definitive Plan Approval – The owner/applicant of record West Hartford Properties, LLC is seeking a Definitive Plan Approval for Davis Circle subdivision, located northerly by Hartford Avenue West, easterly by New England Power Co., southerly by Bangma and westerly by Lavallee. The property has three (3) proposed lots and is shown on the Town of Uxbridge Assessor's Map 304, Parcel 3881. The plan is recorded in the Worcester County Registry of Deeds Plan Book 44999, Page 242. Mr. Stephen O'Connell with Andrews Survey & Engineering provided a Request for Subdivision Waivers, Plan Review Responses from Graves Engineering report dated December 28, 2010 and revised plans for this project. Following discussion, **MOTION** by Mr. Desruisseaux to close the public hearing for **FY11-03 Davis Circle, Application for a Definitive Plan Approval.** Seconded by Mr. Petrillo, the motion carried unanimously. The subdivision waivers for this project will be reviewed and the project will be voted upon at the next scheduled Planning Board meeting.

FY11-04 Definitive Subdivision Plan prepared for James F. Smith, Application for a Definitive Plan Approval - The owner/applicant of record James F. Smith is seeking a Definitive Plan Approval located on the north by Boston Edison, on the east by Desjardins, on the south by land formerly owned by Darling &

Southwick and on the west by Albee Road. The owner/applicant proposes the reconfiguration of two (2) existing lots and the creation of one (1) new lot and is shown on the Town of Uxbridge Assessor's Map 41, Parcels 4696, 4745. The undersigned's title to said land is derived from Trees to Keys, Inc. by deed dated March 28, 2001 and recorded in the Worcester District Registry of Deeds Book 23742, Page 397. Mr. Stephen O'Connell with Andrews Survey & Engineering was present. Mr. Stephen O'Connell with Andrews Survey & Engineering provided a Request for Subdivision Waivers document. Following discussion, **MOTION** by Mr. Desruisseaux to close the public hearing for **FY11-04 Definitive Subdivision Plan prepared for James F. Smith, Application for a Definitive Plan Approval.** Seconded by Mr. Petrillo, the motion carried unanimously. The subdivision waivers for this project will be reviewed and the project will be voted upon at the next scheduled Planning Board meeting.

OLD/NEW BUSINESS:

Cedar Woods I (Anthony's Way & Giacamo Way) - The Planning Board has received no new information. The Planning Board will continue discussions at their next scheduled meeting.

Davis Heights (Glen Street & Lee Street) - The Planning Board has received no new information. The Planning Board will continue discussions at their next scheduled meeting.

Elmdale Estates (Jodie Circle) – Release of site bond for Jodie Circle. Following discussion, **MOTION** by Mr. Petrillo to reduce the bond to zero (0) and release the bond in the amount of $12,139.88 for Jodie Circle of Elmdale Estates subdivision. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Stonecrest I (Gary Lane) – Release of site bond for Gary Lane. Attorney James L. Roberti was present and spoke on behalf of the applicants. Following discussion, **MOTION** by Mr. Petrillo to reduce the bond to zero (0) and release the bond in the amount of $3,125.95 for Gary Lane of Stonecrest I subdivision. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Stonecrest II (Kasey Court) – Release of site bond for Kasey Court. Attorney James L. Roberti was present and spoke on behalf of the applicants. Following discussion, **MOTION** by Mr. Petrillo to reduce the bond to zero (0) and release the bond in the amount of $2,906.33 for Kasey Court, Stonecrest II subdivision. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Hunting Whip Lane subdivision – Certificate of Approval for Definitive Subdivision Plan dated January 31, 2011 for Hunting Whip Lane was signed by the Planning Board members. Mylar plan for the subdivision was also signed by the Planning Board members.

Three Lots Road subdivision – Mylar plan for the subdivision was signed by the Planning Board members.

Application Form B for Preliminary Plan – Following discussion, **MOTION** by Mr. Desruisseaux to approve the Form B – Preliminary Plan application. Seconded by Mr. Petrillo, the motion carried unanimously.

Subdivision Rules & Regulations update to include Preliminary Plan application content – The Planning Board did not discuss. The Planning Board will continue discussions at the February 23, 2011 scheduled meeting.

Annual Report FY 2010 – Following discussion, **MOTION** by Mr. Desruisseaux to approve the Planning Board Annual Report FY 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

Planning Board department fees – The Planning Board discussed the department fees schedule. Following discussion, **MOTION** by Mr. Petrillo to keep the Planning Board department fees the same and recommended no change. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Planning Board budget FY 2012 – The Planning Board discussed the budget for FY 2012.

MINUTES. MOTION by Mr. Petrillo to approve the Planning Board Meeting Minutes dated November 10, 2010. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MINUTES. MOTION by Mr. Petrillo to approve the Planning Board Meeting Minutes dated December 8, 2010. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MOTION by Mr. Desruisseaux to adjourn the meeting at 8:15 P.M. Seconded by Mr. Petrillo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

Charles, Lutton, Chairman

Peter Petrillo, Vice-Chair

Ernest Esposito, Clerk

Barry Desruisseaux, Member

Joseph Leonardo, Member

Date 2/9/11