



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

SEP 27 11:59:46  
Posted by  
Uxbridge  
Town Clerk

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, June 8, 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:** Acting Chairman Barry Desruisseaux, Joseph Leonardo, Ernest Esposito

**Planning Board Members Absent:** Charles Lutton and Peter Petrillo

**Others Present:** Donna C. Hardy, Planning Board Administrative Assistant

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Acting Chair Barry Desruisseaux called the meeting to order and led the gathering in the Pledge of Allegiance.

***Public Hearings:***

**FY11-06 High Ridge Estates, Application for Preliminary Plan Approval** - The owner/applicant of record Richard J. Wunschel is seeking a Preliminary Plan Approval located on the west side of South Main Street, along the New England electric high voltage power lines and bounded west by the Uxbridge Housing Authority. The property has thirteen (13) proposed lots and is shown on the Town of Uxbridge Assessor's Map 24B, Parcels 4025, 4035, 4046, 4059, 4078, 4828, 4835 and 4842; Map 25, Parcels 2559, 2588, 2592, 3313, 3314, 3344, 3357, 3374 and 3379. The undersigned's title to said land is derived from Richard J. Wunschel by deed dated February 28, 2008 and recorded in the Worcester Registry of Deeds Book 42477, Page 172. Mr. Paul Grasewicz with Graz Engineering was present and spoke on behalf of the applicant. Mr. Grasewicz provided the Board with a document from Mass Highway titled "Horizontal and Vertical Alignment" concerning Recommended Maximum Grades for Local Roads (Rural Natural, Rural Developed and Suburban Low Intensity Areas). The percent grade for selected design speed (mph) for a rolling terrain in 30 mph and 35 mph is 10% in the rolling terrain.

On June 8<sup>th</sup>, Mr. Benn Sherman with the Uxbridge Department of Public Works provided a document titled "High Ridge Estates Preliminary Subdivision", addressing the concerns that DPW has not received any response from the Applicant from the comments that were raised in the April 13<sup>th</sup> memorandum. The Board also received a letter dated June 8<sup>th</sup> from the Fire Department addressing their concerns. Also, Police Chief Freitas does not have any comments or concerns pertaining to this subdivision.

Acting Chairman Desruisseaux opened the discussion to the floor.

Discussion and areas of concern from the residents and the Planning Board included if the road will be private or public, accessibility to subdivision, if a homeowners association is to be created, grading and safety concerns.

Following discussion, **MOTION** by Mr. Leonardo to grant a continuance **FY11-06 High Ridge Estates, Application for Preliminary Plan Approval** to the Planning Board meeting on June 22, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

**Old/New Business:**

**FY11-05 Forest Glen Estates** – Acting Chairman Desruisseaux informed the Board that he must recuse himself from the discussion, however there would not be a quorum available. **MOTION** by Mr. Leonardo to continue discussions for FY11-05 Forest Glen Estates to the next scheduled meeting on June 22, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

**FY10-03 Ledgemere Country IV** – Acting Chairman Desruisseaux commented that the Planning Board received a Notice of Appeal on May 27<sup>th</sup> from the applicant's attorney.

**FY10-04 Ledgemere Country V** - Acting Chairman Desruisseaux commented that the Planning Board received a Notice of Appeal on May 27<sup>th</sup> from the applicant's attorney.

**Any other business which may lawfully come before the board –**

**Mountain View Estates (off Albee Road) (Map 41, Parcels 1827, 1832, 1858, 1876, 1895, 1941 & 1977)** – Mr. Mark Anderson with Heritage Design Group and Mr. Brian McCann, owner of property with Albee Realty Trust were present. Mr. Anderson came forward to informally discuss a Modification to Mountainview Estates. The plans are to make the road a private road with a Homeowner's Association in place. The Homeowner's Association will need to maintain the road. The private community will have seven (7) lots. A deed restriction will state "Private road in perpetuity." The grading shall be changed to 9.5%. Twenty-four feet (24') of pavement will be maintained and there will be one-hundred and twenty feet (120') radius available for the cul-de-sac. Acting Chairman Desruisseaux advised that the plans, application, drainage report, etc. would need to be sent to Graves Engineering, Uxbridge DPW, Fire Department and various departments for comments. Mr. Anderson will submit this information at a future date.

**MINUTES. MOTION** by Mr. Leonardo to approve the Planning Board Meeting Minutes dated May 25, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

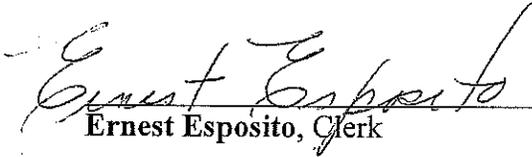
**MOTION** by Mr. Leonardo to adjourn the Planning Board meeting at 7:30 P.M. Seconded by Mr. Esposito, the motion carried unanimously.

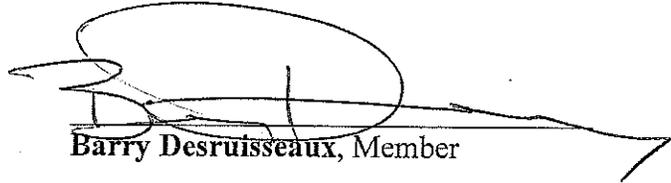
The Board noted that Executive Session will not convene.

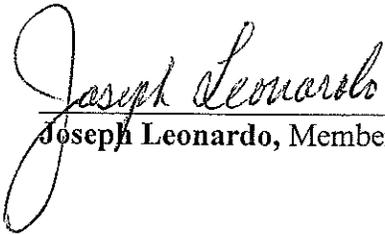
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

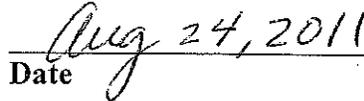
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**Charles, Lutton, Chairman**

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**Peter Petrillo, Vice-Chair**

  
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**Ernest Esposito, Clerk**

  
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**Barry Desruisseaux, Member**

  
\_\_\_\_\_  
**Joseph Leonardo, Member**

  
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**Date**