

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

SEP 29 11 PM 3:18
Posted by
Uxbridge
Town Clerk

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, June 22, 2011**, at **6:30 P.M.** in the Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:

Planning Board Members Present: Charles Lutton, Barry Desruisseaux, Joseph Leonardo, Ernest Esposito and Peter Petrillo arriving at 6:45 P.M.

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

It being 6:30 P.M., 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.

MOTION by Mr. Desruisseaux to move "Any other business which may lawfully come before the board." out of order to discuss **FY11-07 Nydam's Way**. Seconded by Mr. Leonardo, the motion carried unanimously.

MOTION by Mr. Desruisseaux to sign the mylar plan for FY11-07 Nydam's Way subdivision. Seconded by Mr. Leonardo, the motion carried unanimously.

Mr. Desruisseaux recused himself.

FY11-05 Forest Glen Estates – Following review of all materials and testimony on June 22, 2011, **MOTION** by Mr. Petrillo and seconded by Mr. Leonardo to approve FY11-05 Forest Glen Estates, Special Permit Application, the motion carried 4-0-1 (Mr. Desruisseaux recused himself).

Mr. Peter Petrillo and Mr. Ernest Esposito left the meeting for previous engagements.

Mr. Desruisseaux returned to the Board.

Public Hearings:

FY11-06 High Ridge Estates, Application for Preliminary Plan Approval, cont'd – 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.

Chairman Lutton recused himself.

Acting Chairman Desruisseaux informed Mr. Paul Grasewicz with GRAZ Engineering that a quorum is not available to discuss High Ridge Estates. Discussions shall continue to the next scheduled meeting on July 27, 2011, which will allow a quorum present.

Chairman Lutton returned to the Board.

Aldrich Brook Estates – A pre-construction hearing was held June 6, 2011 and was attended by Planning Board Chairman Chuck Lutton, Building Commissioner Nelson Burlingame, DPW Director Benn Sherman and Mr. Kaari Hayward with WW Contracting Corporation. Minutes of the meeting were presented to the Board. Discussions regarding findings and recommendations shall be continued to the next scheduled meeting.

West River Estates V – Discussions included sending a letter to the engineer requiring the development agreement be sent. Per the Certificate of Approval of a Definitive Plan – West River Estates Phase V Definitive Plan Modification dated May 29, 2007; the developer must provide an agreement. Discussions shall continue to the next scheduled meeting.

MINUTES. The Planning Board Meeting Minutes dated June 8, 2011 cannot be signed until July 27, 2011, due to lack of quorum available (Chairman Lutton was absent from meeting).

MINUTES. Chairman Lutton noted one error for the May 25, 2011 Planning Board Meeting Minutes. Under the section titled “FY11-05 Forest Glen Estates” 5th paragraph stating the following “Mr. O’Connell informed that his client has spoken with all the abutters to address their concerns. The detention basin will be removed at unit #45 & 46.” should be replaced with “Mr. O’Connell informed that his client has spoken with all the abutters to address their concerns. The detention basin will be will be moved to and replace Unit #'s 45 & 46.”

FY11-05 Forest Glen Estates – Abutting residents from this property came forward to inquire about the construction on this site and what will happen next. Mr. Stephen O’Connell with Andrews Survey & Engineering explained that the applicant will be going before Conservation Commission on July 5, 2011 for a Public Hearing.

MOTION by Mr. Desruisseaux to open the Public Hearing for “**Article 1: Citizen’s Petition – Amend the Zoning Bylaws.**” Seconded by Mr. Leonardo, the motion carried unanimously.

CITIZEN’S PETITION – AMEND THE ZONING BY-LAWS

1. Amend **Article VI Section 400-20 (Special Permit for Major Nonresidential Project)** by deleting the term “Solar energy” from Sub-section B. (5).
2. Amend **Article X Definitions** by adding:
Solar Photovoltaic Ground Mounted Installation Solar Farm: The use of a parcel of land for the production and subsequent sale and or distribution of electricity by collecting energy produced by the sun in ground mounted structures, which structures have been specifically designed to be used as solar collectors.
3. Amend **Section E of the Table of Uses** by deleting “Solar energy” from the use defined as “Electrical generating facilities with a capacity of 350 megawatts or less on a minimum of 15 acres, using natural gas, renewable and low sulfur fuels, wind or solar energy.”
4. Amend **Appendix A** by creating a new use to be added to Section E thereof:

Solar Photovoltaic Ground Mounted Installation Solar Farm:

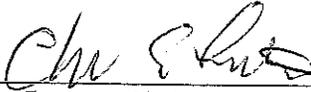
R-A	R-B	R-C	A	B	I
N	PB	PB	PB	PB	PB

Mr. Stephen O’Connell, a resident on 40 Evans Way presented the Citizen’s Petition for the Special Town Meeting for June 23, 2011. Following discussion, **MOTION** by Mr. Desruisseaux to recommend favorable action for “**Article 1: Citizen’s Petition – Amend the Zoning By-laws**” to the Special Town Meeting on June 23, 2011. Seconded by Mr. Leonardo, the motion carried unanimously.

MOTION by Mr. Desruisseaux to adjourn the Planning Board meeting at 7:18 P.M. Seconded by Mr. Leonardo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

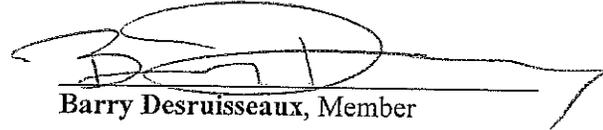
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant



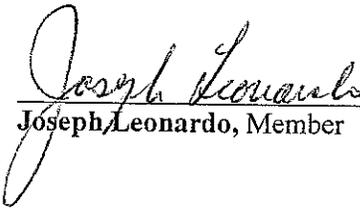
Charles, Lutton, Chairman

Peter Petrillo, Vice-Chair

Ernest Esposito, Clerk



Barry Desruisseaux, Member



Joseph Leonardo, Member

9/28/2011

Date