

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

SEP 14 '11 PM 5:52

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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, August 10, 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: Charles Lutton, Joseph Leonardo, Barry Desruisseaux, Julie Butler and Ernest Esposito arrived at 7:30 pm.

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.

Public Hearings:

FY12-03 Mark Investments, LLC – Special Permit Application – The applicant of record Mark Investments, LLC and the owner of record West Hartford Properties LLC are seeking a Special Permit to install a 4.0 +/- Megawatt solar farm on a parcel adjacent to Hartford Avenue West. The property is comprised of one (1) lot and is shown on the Town of Uxbridge Assessor's Map 16, Parcel 3881, Lots 1, 2, 3, part of 4, 5 and 6. The plans of said lots are recorded in the Worcester Registry of Deed Book 14499, Page 242 and said land is free from encumbrances. Attorney Joseph Antonellis, Mr. Dean Holt and Mr. Matt Randall both with Mark Investments and Attorney Thomas Wickstrom were all present.

Chairman Lutton opened the public hearing.

Discussions and areas of concerns included security fence of 8' around the parcel perimeter, two (2) transformers to be placed at site, 2 ½ acres of removal of trees, reflective vs. anti-reflective coating, depth of panels, equipment/machinery placement into site, snow removal and drainage analysis.

Chairman Lutton suggested the applicant and owner of record contact the Board of Selectmen to discuss pilot information on credits for the Town.

Following discussion, **MOTION** by Mr. Leonardo to grant a continuance for **FY12-03 Mark Investments, LLC – Special Permit Application** to the next Planning Board meeting on August 24, 2011. Seconded by Mr. Desruisseaux, the motion carried unanimously.

FY12-04 Lenze America – Special Permit Application - The owner/applicant of record Lenze America is seeking a Special Permit to expand the existing septic field, parking lot (66 vehicles) and constructing a driveway for truck traffic. The property is comprised of two (2) lots and is shown on the Town of Uxbridge Assessor's Map 28, Parcels 3733 & 2595. The plans of said lots are recorded in the Worcester Registry of Deeds Book 46022, Page 43 and said land is free from encumbrances. Mr. John Riel with J.R. Associates sent an email on August 9, 2011 requesting a continuance to the August 24, 2011 Planning Board Meeting. Following discussion, **MOTION** by Mr. Leonardo to grant a continuance **FY12-04 Lenze America – Special Permit Application** to the Planning Board meeting on August 24, 2011. Seconded by Mr. Desruisseaux, the motion carried unanimously.

FY12-01 Carpenter Hill, Application for a Definitive Subdivision Plan Approval - The owner/applicant of record Aris Group LLC is seeking a Definitive Subdivision Plan Approval located northerly by Duplessis & Finn, easterly by Ordavguy & Ryan, southerly by High Street and westerly by Carlesi & Parsekian & Peter Street. The property has two (2) proposed lots and is shown on the Town of Uxbridge Assessor's Map 24A, Parcels 2417 & 2479. The undersigned's title to said land is derived from Clare T. Condon by deed dated September 1, 2010 and recorded in the Worcester Registry of Deeds Book 46312, Page 262 and said land is free from encumbrances. At

the last Planning Board meeting on July 27, 2011, the applicant requested a continuance. Discussions shall continue at the next scheduled meeting.

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 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 opened the discussion to the floor.

Mr. Kevin Horgan with GRAZ Engineering LLC was present and spoke on behalf of the applicant. Mr. Desruisseaux explained that the roadway grades listed for this project are not allowed per the Town's bylaws. However, if the applicant chooses to have this road as a private road, then the waivers may be granted. Mr. Horgan indicated that the applicant views this road to be listed as a private road.

Discussions and areas of concerns included tree placement, road placement and if the property will include an association. 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 August 24, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

Mr. Ernest Esposito left the meeting for a previous engagement.

Chairman Lutton returned to the board.

Old/New Business:

Cedar Woods (Anthony's Way & Giacomo Way) – Mylar plans for this subdivision were signed by the Planning Board members.

FY12-02 Solar Electrical Generating Facility – Following review of all materials and testimony, **MOTION** by Mr. Leonardo to approve **FY12-02 Solar Electrical Generating Facility** for a Special Permit application. Seconded by Ms. Butler, the motion carried unanimously. The Board signed the decision.

MINUTES. The Planning Board Meeting Minutes for June 8, 2011 will be addressed at the next meeting. Mr. Desruisseaux, Mr. Esposito and Mr. Leonardo are all needed to be present in order to vote and sign the minutes.

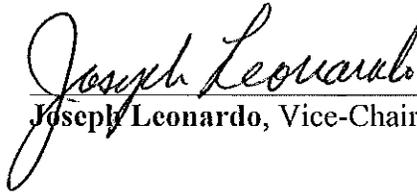
MINUTES. **MOTION** by Mr. Leonardo to approve the Planning Board Meeting Minutes dated July 27, 2011. Seconded by Ms. Butler, the motion carried unanimously.

MOTION by Mr. Leonardo to adjourn at 7:50 PM into executive session to discuss strategy with respect to collective bargaining or litigation, an open meeting may have a detrimental effect on the government's bargaining or litigation position, with no other business to follow. Seconded by Mr. Desruisseaux, the motion carried unanimously by roll call vote.

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



Charles, Lutton, Chairman



Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk

Ernest Esposito, Member



Julie Butler, Associate Member

Aug 24, 2011

Date