

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

Posted by
Uxbridge
Town Clerk

SEP 29 '11 PM 3:10

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, August 24, 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.

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:

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. Paul Grasewicz with GRAZ Engineering was present and spoke on behalf of the applicant. On August 23, 2011, the applicant sent a letter to the Uxbridge Planning Board stating the following: "This is regarding the access road for the property listed as Highridge Development, in Uxbridge, MA. The access road will be a private road. Not a public road." Mr. Grasewicz indicated on the plans that there will be cedar trees and arborvitae trees placed along the property line. Sheet 2 of 3 states the definitive design main setbacks to be at the maximum extent practical perhaps 10-15 feet. Mr. Grasewicz reviewed the waivers with the Planning Board. The Planning Board will vote upon the waivers at the next scheduled meeting.

Acting Chairman Desruisseaux opened the discussion to the floor.

Discussion and areas of concern from the residents and the board included stormwater management and if plantings of trees can be placed along the property line. Following review of all materials and testimony on August 24, 2011, **MOTION** by Mr. Leonardo and seconded by Ms. Butler to approve FY11-06 High Ridge Estates, Preliminary Plan Approval, the motion carried 3-0-2 (Dr. Lutton recused himself and Ms. Butler is unable to vote as an Associate member). Following discussion, **MOTION** by Mr. Leonardo to

close the Public Hearing for the application listed as **FY11-06 High Ridge Estates, Application for a Preliminary Plan Approval**. Seconded by Ms. Butler, the motion carried unanimously. Discussions shall continue at the next scheduled meeting to discuss waivers and the decision.

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.

Following discussion, **MOTION** by Mr. Leonardo to grant a continuance for the application listed as **FY12-01 Carpenter Hill, Application for a Definitive Subdivision Plan Approval** to the Planning Board meeting on September 14, 2011. Seconded by Ms. Butler, the motion carried unanimously.

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. Mr. Matt Randall with Mark Investments was present and spoke on behalf of the applicant. Discussion and areas of concern included snow removal (needs to be listed on plans), solar panel warranty, MSDS report comments, Public Safety comments, stormwater management plan, hydrologic analysis plan and comments related to the Graves Engineering review. Following discussion, **MOTION** by Mr. Leonardo to close the Public Hearing for the application listed as **FY12-03 Mark Investments, LLC Special Permit Application**. Seconded by Ms. Butler, the motion carried unanimously. Discussions shall continue at the next scheduled meeting to the decision.

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 JR Associates was present and spoke on behalf of the applicant. Discussion and areas of concern included truck traffic on West Street, Public Safety Committee comments, drainage issues and location of the additional parking spaces. Following discussion, **MOTION** by Mr. Desruisseaux to grant a continuance for the application listed as **FY12-4 Lenze America – Special Permit Application** to the Planning Board meeting on September 14, 2011. Seconded by Mr. Leonardo, the motion carried unanimously.

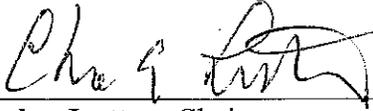
Old/New Business:

Davis Heights – Mylar plans not available for this meeting.

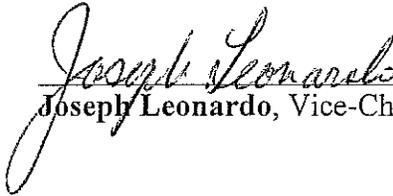
FY11-01, Vanderzicht subdivision, Release of Covenant – **MOTION** by Mr. Desruisseaux to Release the Covenant for the Definitive Subdivision Plan on Rawson Street and Williams Street for Lots 5, 6 and 7, being all of the lots subject to said covenant. Seconded by Mr. Esposito, the motion carried unanimously.

MOTION by Mr. Desruisseaux to adjourn at 8:05PM 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. Leonardo, the motion carried unanimously by roll call vote.

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



Charles, Lutton, Chairman

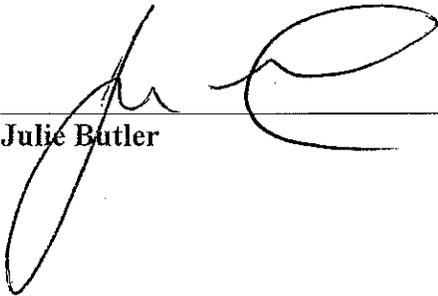


Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk

Ernest Esposito, Member



Julie Butler

9/28/2011

Date