

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

Posted by
Uxbridge
Town Clerk

DEC 27 '11 PM 1:20

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, November 16, 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, and Julie Butler.

Planning Board Members Absent: 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:

FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval, cont'd - The owner/applicant of record Kenneth J. & Louise M. Redding are seeking a Definitive Subdivision Plan Approval located on the north by Jamieson, on the east by Eichelroth & Fortin, on the south by Thomas and the west by Yarger, Chludenski, Goguen and Blackstone Street. The property has eleven (11) with a total acreage of tract 16.9 acres and is shown on the Town of Uxbridge Assessor's Map 31, Parcels 3497. The undersigned's title to said land is derived from Minelli Development Corporation by deed dated October 15, 1979 and recorded in the Worcester Registry of Deeds Book 6855, Page 135 and said land is free from encumbrances. Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. sent a continuation to the next scheduled meeting on December 14, 2011 and a 30-day extension for Kettle Hill Estates. Following discussion, **MOTION** by Mr. Desruisseaux to grant a continuance and the 30-day extension for the application listed as FY12-05 Kettle Hill Estates for a Definitive Subdivision Plan Approval. Seconded by Mr. Leonardo, the motion carried unanimously.

FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country IV, located in the area within Crownshield Avenue and has ten (10) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 18515, Page 241. Chairman Lutton opened the Public Hearing. Mr. Michael Deane with Guerriere & Halnon and Mr. Donald Seaburg with Benchmark Engineering were both present and spoke on behalf of the applicant. Discussion and areas of concern from the residents and the Planning Board included the number of buildings in the subdivision which may be 8-plex units (however number may change), full traffic study (due to new high school, last study occurred in the 1980's), to take in consideration of making the parking space large to 2 parking spaces vs. 1 ½ parking space and an environmental traffic study. Mr. Seaburg commented that an Environmental Impact Study was completed on 1984 and were originally approved for 500 units. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing discussions for the application listed as **FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval** to the next scheduled meeting on December 14, 2011. Seconded by Ms. Butler, the motion carried unanimously.

FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country V, located south of Crownshield Avenue and has eight (8) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 25726, Page 38. Chairman Lutton opened the Public Hearing. Mr. Michael Deane with Guerriere & Halnon and Mr. Donald Seaburg with Benchmark Engineering were both present and spoke on behalf of the applicant. Discussion and areas of concern from the residents and the Planning Board included the number of condominium units (with an association) and waiver requests including the 40' width and minimum 5' wide sidewalk strips. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing discussions for the application listed as **FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval** to the next scheduled meeting on December 14, 2011. Seconded by Ms. Butler, the motion carried unanimously.

Old/New Business:

Aldrich Brook Estates – The Board tabled the discussion until the engineer is present.

Cedar Woods subdivision (Anthony's Way & Giacomo Way) – The Planning Board received documentation from the Law Office of W. Robert Knapik on August 23, 2011 requesting that the Planning Board return the balance of the money deposited by Spruce Ridge to the Residents. Chairman Lutton requested the Planning Board Administrative Assistant to contact the Finance Director for the bond amount. Following discussion, **MOTION** by Mr. Leonardo to provide the bond amount for Cedar Woods subdivision at the next meeting on December 14, 2011. Seconded by Ms. Butler, the motion carried unanimously.

Meadow Valley Estates (Sand Wedge Drive) – On October 31st, the Planning Board received a Request for Determination of Completeness for "Sand Wedge Drive" Definitive Subdivision with three (3) sets of road as-built plans and a Certificate of Definitive Approval from Andrews Survey & Engineering, Inc. On November 7th, the Planning Board received a report relating to Meadow Valley Estates – Final Paving and General Status Update from Mr. Benn Sherman, DPW Director. Mr. Sherman's general project comments included the request for determination of completeness for the subject parcel along with the as-built plans. However, had yet to receive a street acceptance plan and supporting street acceptance documentation. Once the DPW has received all the documents, the DPW will schedule a final inspection to verify the construction meets the intent of the approved plans and corresponding Planning Board decision. Following discussion, **MOTION** by Mr. Leonardo to continue discussions for Meadow Valley Estates subdivision to the next scheduled meeting on December 14, 2011. Seconded by Ms. Butler, the motion carried unanimously.

Carpenter Hill (Release of Covenant and sign mylar plans) - **MOTION** by Mr. Leonardo to sign the document for the Release the Covenant for the Definitive Subdivision Plan on Carpenter Hill subdivision. Seconded by Mr. Desruisseaux, the motion carried unanimously. The Board signed the mylar plan.

Aldrich Brook Estates – **MOTION** by Mr. Desruisseaux to approve to set the bond amount to \$44,768.75 for Aldrich Brook Estates. The subdivision bonding report was completed by Mr. Benn Sherman, Town of Uxbridge DPW Director on November 15, 2011. Seconded by Mr. Leonardo, the motion carried unanimously.

Mr. Robert Thayer, an abutter to the property and a resident located at 561 Elmwood Avenue came forward to discuss road drainage issues.

Chairman Lutton recused himself and left the meeting at 8:14 pm.

Discussions and areas of concern included if a drainage easement was allowed to cross the conservation land of the property (deeded on town owned land) and whether or not the drainage pipe was on an abutter's property or on Aldrich Brook Estates property. Mr. Mark Allen with Allen Engineering arrived to the meeting to provide plans depicting where the cul-tec drainage system (drainage pipe) located on Aldrich Brook Estates property. Mr. Allen explained the cul-tec drainage system design. A portion of the land is listed as Conservation Design Development, also known as Open Space Design is town owned land. Mr. Thayer was concerned about the wetlands on the property and if the drainage system was allowed on the conservation design. Mr. Allen explained that the closest wetlands are at the northeast part of the property and the drainage system is at the southwest part of the property.

Special Permit, Preliminary Subdivision Plan, Definitive Subdivision Plan Checklists – MOTION by Mr. Desruisseaux to move discussions for the plan checklists to January 11, 2012 Planning Board meeting. Seconded by Ms. Butler, the motion carried unanimously.

MINUTES. MOTION by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated November 2, 2011. Seconded by Ms. Butler, the motion carried unanimously.

MINUTES. MOTION by Mr. Desruisseaux to approve the Planning Board Executive Meeting Minutes dated November 2, 2011. Seconded by Ms. Butler, the motion carried unanimously.

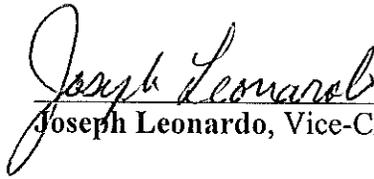
MOTION by Mr. Desruisseaux to adjourn the Planning Board meeting at 8:50 P.M. Seconded by Ms. Butler, the motion carried unanimously.

The Board noted that Executive Session will not convene.

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



Charles, Lutton, Chairman

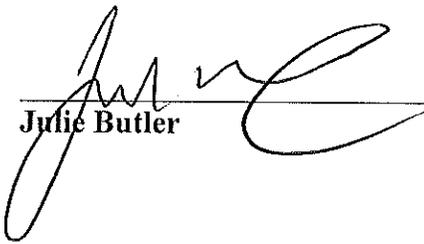


Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk

Ernest Esposito, Member



Julie Butler

12/14/11

Date