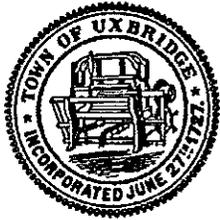


MAY 25 11 AM 9:55
AD



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

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, May 11, 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, Peter Petrillo, Joseph Leonardo and Barry Desruisseaux

Planning Board Members Absent: Ernest Esposito

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

It being 7:15 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:

FY11-05 Forest Glen Estates, Special Permit Application - The owner/applicant of record Forest Glen Estates, Inc. is seeking a Special Permit to construct a 38-unit age restricted development located off of Douglas Street, pursuant to Section 400-41 – Age Restricted Development Overlay District of the Uxbridge Zoning Bylaws. The property is comprised of two (2) lots and is shown on the Town of Uxbridge Assessor's Map 23, Parcels 3829 and 4793. The plans of said lots are recorded in the Worcester Registry of Deeds Plan Book 887, Plan 5; Plan Book 817, Plan 1 and Plan Book 811, Plan 87.

Mr. Desruisseaux recused himself.

Mr. Stephen O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Mr. O'Connell displayed a revised plan for this subdivision to the Planning Board and the audience. Revisions of this plan will be sent to the Planning Board office the following week. The subdivision plan will now have 40 duplex units instead of single units. The easterly part of the property will now have a portion of the turnaround out of the setback. Eighteen feet (18') turn around, instead of a cul de sac. The retention basin to the high north part of the property will stay intact. Mr. O'Connell also indicated that no construction will be done on Sundays.

Chairman Lutton opened the discussion to the floor.

Discussion and areas of concern from the residents and the Planning Board included access and utility easements (to be maintained by private use only), proximity of location of units to the abutting resident's properties, setbacks and number of units.

Mr. O'Connell verbally requested a continuance to the May 25, 2011 Planning Board meeting. Following discussion, **MOTION** by Mr. Petrillo to grant a continuance **FY-11-05 Forest Glen Estates, Special Permit Application** to the Planning Board meeting on May 25, 2011. Seconded by Mr. Leonardo, the motion carried unanimously.

Mr. Desruisseaux returned to the Board.

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 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.

GRAZ Engineering, LLC sent an email correspondence on May 11, 2011, requesting a continuance to the next Planning Board meeting on May 25, 2011. Following discussion, **MOTION** by Mr. Desruisseaux to grant a continuance **FY11-06 High Ridge Estates, Application for Preliminary Plan Approval** to the next scheduled Planning Board meeting on May 25, 2011. Seconded by Mr. Leonardo, the motion carried unanimously.

Chairman Lutton returned to the Board.

Old/New Business:

FY10-03 Ledgemere Country IV subdivision – It is Town Counsel's understanding that if the applicant resubmitted the Definitive Plan Applications, the review of those applications would be placed on the May 11, 2011 agenda. No submittal of any such applications has been brought forth to the Planning Board. Chairman Lutton requested a letter be sent to Town Counsel providing the decision for this subdivision.

FY10-04 Ledgemere Country V subdivision – It is Town Counsel's understanding that if the applicant resubmitted the Definitive Plan Applications, the review of those applications would be placed on the May 11, 2011 agenda. No submittal of any such applications has been brought forth to the Planning Board. Chairman Lutton requested a letter be sent to Town Counsel providing the decision for this subdivision.

FY11-07 Nydam's Way (proposed waiver request) – Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Mr. Anderson requested an additional waiver be added to the waiver request list "Section 5.F (Monuments) Waive the requirement to install monuments at all street intersections, at all points of change in direction or curvature of streets and at other points where, in the opinion of the Board, permanent monuments are necessary." The project will be voted upon at the next scheduled Planning Board meeting. The waiver request list is as follows:

1) Section 4.A.1.h (Curb Radius)

Waive the requirement to provide a curb radius of twenty-five feet (25').

Following discussion, **MOTION** by Mr. Petrillo to allow the waiver titled "Section 4.A.1.h (Curb Radius)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Leonardo, the motion carried unanimously.

2) Section 4.A.2 (Width)

Waive the requirement for a fifty feet (50') right of way to be provided.

Following discussion, **MOTION** by Mr. Petrillo to allow the waiver titled "Section 4.A.2 (Width)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Leonardo, the motion carried unanimously.

3) Section 4.A.4.a (Dead End Streets)

Waive the requirement for the cul de sac turn around to have a minimum outside roadway diameter of one hundred feet (100') and a property line diameter of one-hundred and twenty feet (120'). Following discussion, **MOTION** by Mr. Petrillo to allow the waiver titled "Section 4.A.4.a (Dead End Streets)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Leonardo, the motion carried unanimously.

4) Section 4.A.4.d (Dead End Streets)

Waive the requirement for a fifty feet (50') right of way to be provided for the future expansion of the roadway. Following discussion, **MOTION** by Mr. Petrillo to allow the waiver titled "Section 4.A.4.d (Dead End Streets)"

for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Leonardo, the motion carried unanimously.

5) Section 5.B.1 (Street and Roadway Preparations)

Waive the requirement to clear the entire right of way.

Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5B.1 (Street and Roadway Preparations)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried unanimously.

6) Section 5.B.6 (Street and Roadway Preparations)

Waive the requirement to provide asphalt on the entire width of the roadway.

Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.B.6 (Street and Roadway Preparations)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried unanimously.

7) Section 5.C.8 (Street and Roadway Specifications)

Waive the requirement to install curbing, specifically sloped granite edging, except at catch basins and intersection rounding, where vertical granite curbing is required.

Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.C.8 (Street and Roadway Specifications)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried unanimously.

8) Section 5.D.1 (Utilities)

Waive the requirement to install catch basins on both sides of the roadway on continuous grades at intervals of not less than four-hundred feet (400'), at low points and sags in the roadway and near the corners of the roadway at intersecting streets.

Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.D.1 (Utilities)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried unanimously.

9) Section 5.D.3 (Utilities)

Waive the requirement to place all utilities underground at the time of initial construction. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.D.3 (Utilities)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried unanimously.

10) Section 5.D.3 (Utilities)

Waive the requirement for two grass strips to be located along the roadway with a minimum of width five feet (5') each. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.D.3 (Utilities)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried unanimously.

11) Section 5.E (Sidewalks)

Waive the requirement to install not less than one (1) sidewalk, which is not less than five feet (5') in width shall be constructed on one (1) side of each street. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.E (Sidewalks)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried unanimously.

12) Section 5.F (Monuments)

Waive the requirement to install monuments at all street intersections, at all points of change in direction or curvature of streets and at other points where, in the opinion of the Board, permanent monuments are necessary. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.E (Sidewalks)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried unanimously.

13) Section 5.H (Roadway Cross Section)

Waive the requirement for twenty-six feet (26') of pavement (allow sixteen feet (16') of gravel instead), for sloped granite curb, for two (2) pavement courses, 2% slope grade from curb to edge of right of way (allow natural grade) and underground utilities. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.H (Roadway Cross Section)" for FY11-07 Nydam's Way of a Definitive Subdivision Plan Approval. Seconded by Mr. Petrillo, the motion carried 3-1-0.

ANR Plan on 143 Rivulet Street, Lot #6 (Map 11, Parcel 2436) – Mr. Gerald W. Baker, Jr. was present and discussed the ANR plan. Chairman Lutton stated that this ANR plan has been to court and has been found by the court to be a constructed design. The ANR plan is presented before the Planning Board as a formality. Following discussion, **MOTION** by Mr. Petrillo to accept the plan of land in Uxbridge, MA prepared by Hawk Consulting, Inc. for Gerald W. Baker & Robert S. Baker dated 4/2/2011. Chairman Lutton made a comment, stated that this is made by the order of the courts by constructive counts by the Zoning Board of Appeals. The Planning Board had no other choice but to accept the ANR plan. Seconded by Mr. Leonardo, the motion carried unanimously. The Planning Board signed the mylar plans.

Vanderzicht Definitive Subdivision plan - Mylar plans for this subdivision were signed by the Planning Board members.

Davis Heights (Glen Street & Lee Street) - Mylar plans for this subdivision were signed by the Planning Board members.

Any other business which may lawfully come before the board – The Board reviewed the recent advertising costs from the Worcester Telegram & Gazette invoices. The Board requests a letter be sent to Representative Kuros, Representative Fattman and Senator Moore concerning the excess amount of money spent for advertising and if there is another way of submitting articles to newspapers.

MINUTES. **MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated April 13, 2011. Seconded by Mr. Petrillo, the motion carried unanimously.

MINUTES. **MOTION** by Mr. Leonardo to approve the Planning Board Meeting Minutes dated April 27, 2011. Seconded by Mr. Petrillo, the motion carried 3-1-0 (1 abstain).

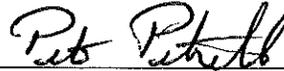
MOTION by Mr. Desruisseaux to adjourn the Planning Board meeting at 8:03 P.M. Seconded by Mr. Petrillo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

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



Charles, Lutton, Chairman

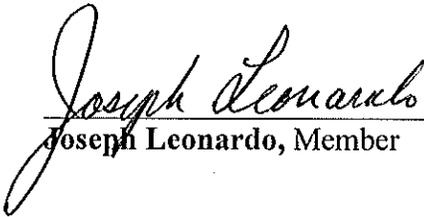


Peter Petrillo, Vice-Chair

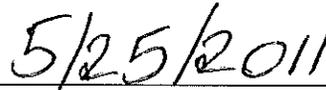


Ernest Esposito, Clerk

Barry Desruisseaux, Member



Joseph Leonardo, Member



Date