



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



AUG 11 '11 PM 1:17

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, July 27, 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, Ernest Esposito and Julie Butler

**Planning Board Members Absent:** Barry Desruisseaux.

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:***

**FY12-01 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. Mr. Stephen O'Connell with Andrews Survey & Engineering verbally requested a continuance to the August 24, 2011 Planning Board meeting. Following discussion, MOTION by Mr. Leonardo to grant a continuance FY12-01 Carpenter Hill, Application for a Definitive Subdivision Plan Approval to the Planning Board meeting on August 24, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

**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. Due to lack of quorum, the public hearing was postponed. MOTION to continue the public hearing for FY11-06 High Ridge Estates, Application for a Preliminary Plan Approval to the next Planning Board meeting on August 10, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

**Old/New Business:**

**FY12-02 Solar Electrical Generating Facility** - Mr. Stephen O'Connell was present and spoke on behalf of the applicant. Mr. O'Connell provided an updated draft of the decision, including two (2) additional findings and rewording on the decision draft. Mr. O'Connell discussed adding an additional condition "A security fence will surround the property with an emergency entrance (Knox Box) for the Uxbridge Fire

Department and Uxbridge Police Department for emergencies.” The Board shall continue discussions to the next scheduled Planning Board meeting.

**Aldrich Brook Estates (off Glendale St)** – Mr. Robert Thayer, a resident on 561 Elmwood Avenue lodged a complaint with the Planning Board office. The complaint is concerning the placement of a drainage pipe along the boundary near his property line. It appears that the boundary markers were moved to install the pipe. Mr. Thayer is concerned with flooding. A representative for Aldrich Brook Estates was present (name not provided). The representative advised that this is not a drainage pipe; it’s an overflow pipe for the 100-year or 200-year storm plan (overflow for underground Cultec system). The representative provided a copy of the approved subdivision plans. The placement of the pipe was on the plans. The Planning Board office has received engineering review fees for this project. The Board will review the waste water plans and ask Graves Engineering for a site review.

**West River Estates V (Donna Ct)** – The Planning Board informed that letters were recently sent requesting engineering fees, a construction schedule and a development agreement.

**MINUTES. MOTION** by Mr. Leonardo to approve the Planning Board Meeting Minutes dated July 13, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

**MINUTES. MOTION** by Mr. Leonardo to approve the Planning Board Meeting Minutes dated June 22, 2011. Seconded by Mr. Esposito, the motion carried unanimously. The Planning Board will sign these minutes at the next meeting.

**Any other business which lawfully come before the board:**

Chairman Lutton suggested making an amendment to the Zoning Bylaws for Special Permits. The Board agreed that there is no need to amend the bylaw. A suggestion is to instead place in parenthesis after the title of each bylaw that a Special Permit is required and which Board it needs to be attained from.

The Planning Board discussed the need to make checklists available for all applications for subdivisions and special permits. Once the application packet is complete, it will be signed and time stamped. If the application for the subdivision or special permits are not complete (it cannot be received piece mail), then the application will not be considered complete.

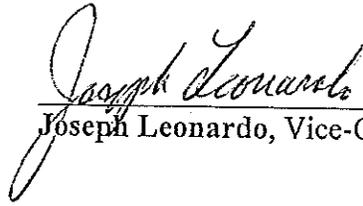
**MOTION** by Mr. Leonardo to adjourn the Planning Board meeting at 7:28 P.M. Seconded by Mr. Esposito, the motion carried unanimously.

The Board noted that Executive Session will not convene.

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



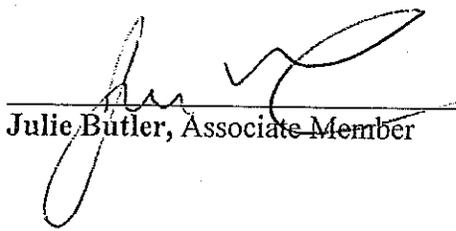
Charles, Lutton, Chairman



Joseph Leonardo, Vice-Chair

Barry Desruisseaux, Clerk

Ernest Esposito, Member



Julie Butler, Associate Member

8/10/2011

Date

