

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

SEP 29 '11 PM 5:10

Posted by
Uxbridge
Town Clerk

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, September 14, 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 – Chairman Lutton informed the audience that this subdivision was not able to get onto the Planning Board Agenda. Following discussion, **MOTION** by Mr. Desruisseaux to open the Public Hearing and to grant a continuance for the application listed as **FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval** to the Planning Board meeting on September 28, 2011. Seconded by Mr. Leonardo, the motion carried unanimously.

FY12-01 Carpenter Hill, Application for a Definitive Subdivision Plan Approval - The engineer for this project was not presently at the meeting and the board tabled the discussion 'til the engineer arrived.

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. Ms. Crystal Carr with HS&T Group, Inc. was present and spoke on behalf of the applicant. Discussions and areas of concern included retaining walls, site radius and drainage runoff. The Public Safety Committee would like to see a T intersection at the driveway entrance. Following discussion, **MOTION** by Mr. Leonardo to close the Public Hearing for the application listed as **FY12-04 Lenze America – Special Permit Application** pending all comments from Graves Engineering Inc. has been met. Seconded by Mr. Desruisseaux, the motion carried unanimously. Discussions shall continue at the next scheduled meeting to discuss the decision.

Old/New Business:

Hammond Estates (Waterman Way) – The Town Manager is to contact the bond company for assistance. Discussions shall continue at a future meeting.

Aldrich Brook Estates (Glendale Street) – The Planning Board Chairman expressed to the audience that between the Planning Board Administrative Assistant, the Planning Board Chairman and the DPW Director several hours of research has been made to discuss a complaint that has come forward. The engineer and the developer for this project will be notifying the resident to discuss the property.

Constitution Way and Kristen Lane discussion – Chairman Lutton reviewed the property site and it appears that Kristen Lane is a dead-end on Constitution Way. The right-of-way utility easements cannot be relocated or moved. Discussions shall continue at a future meeting.

Mountainview Estates (Mountainview Road) – This subdivision is currently in the process of being reviewed.

Meadow Valley Estates (Sand Wedge Drive) – Mr. James Smith with TTK Real Estate, LLC sent a request asking for an inspection by the DPW on the roadway and a subsequent reduction in the bond amount. Mr. Benn Sherman, DPW Director informed that a final inspection can be done once the as-built plans have been submitted for review. Chairman Lutton noted that this subdivision is private in perpetuity.

FY11-01, Vanderzicht subdivision, Release of Covenant – Mr. Benn Sherman, DPW Director sent correspondence to the Planning Board on August 31st indicating that a site inspection has been done. A previous motion was made to Release the Covenant. **MOTION** by Mr. Leonardo to sign the document for the 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. Desruisseaux, the motion carried unanimously.

Chairman Lutton recused himself.

FY11-06, High Ridge Estates (decision) – Acting Chairman Desruisseaux informed the audience that a quorum is not available. Discussions will be continued at the next scheduled meeting.

FY12-03, Mark Investment, LLC (decision) – Mr. Dean Holt with Mark Investment, LLC hand delivered a letter to the Chairman at the meeting. This purpose of this letter is to clarify the following two minor clerical errors contained in the Special Permit Application as follows: 1) The correct name of the applicant is Mark Investment, LLC; and 2) The property was conveyed to the current owner by Deed recorded in Deed Book 44999, Page 242 (rather than Deed Book 14499, Page 242). Following discussion, **MOTION** by Mr. Leonardo to correct the name for the applicant from “Mark Investments, LLC” to “Mark Investment, LLC” for FY12-03, Mark Investment, LLC. Seconded by Ms. Butler, the motion carried unanimously. Following discussion, **MOTION** by Mr. Leonardo to update the property conveyed to the current owner by Deed recorded in Deed Book 44999, Page 242 (rather than Deed Book 14499, Page 242) for FY12-03, Mark Investment, LLC. Seconded by Ms. Butler, the motion carried unanimously. Mr. Holt also informed the Board that MSDS sheets will be provided. Following discussion, **MOTION** by Mr. Leonardo to approve the application for **FY-12-03 Mark Investment, LLC Special Permit** based on changes received by the applicant. Seconded by Ms. Butler, the motion carried unanimously.

FY10-03 Ledgemere Country IV and FY10-04 Ledgemere Country V – The Planning Board will voluntarily review the revised plans and the documents for both of these two (2) subdivisions. However,

prior to the review, checks must be received by the applicant for a review to be done by the Town's 3rd party engineer.

Any other business which may lawfully come before the Board -

The Planning Board also discussed setting up a subcommittee to discuss and review RFP's for the Town. Mr. Barry Desruisseaux and Ms. Julie Butler will be the two individuals that will review the RFP's.

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 arrived to discuss the following subdivision. Mr. Stephen O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Mr. O'Connell provided the board with revisions to Graves Engineering comments. Mr. O'Connell commented on a few outstanding issues referring to Graves Engineering review dated September 13, 2011. The issues included what type of material was to be used for the driveway; if the Massachusetts Highway standards were to be used and that the road will remain private in perpetuity. Following discussion, **MOTION** by Mr. Desruisseaux to close the Public Hearing for the application listed as **FY12-01 Carpenter Hill, Application for a Definitive Subdivision Plan Approval**. Seconded by Mr. Leonardo, the motion carried unanimously. Discussions shall continue at the next scheduled meeting to discuss the decision.

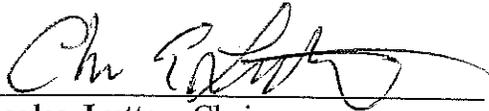
Any other business which may lawfully come before the Board -

Wanda Way – Mr. Stephen O'Connell with Andrews Survey & Engineering was present and discussed the project on behalf of the applicant. Request to start the bond process with a 10% administrative fee. Mr. O'Connell stated that the lender needs security. It will be a 3-way agreement between the Town, the developer and the bank. No curbing required, but it will need to be paved. Following discussion, **MOTION** by Mr. Desruisseaux to appoint Chairman Lutton to discuss the bond review process with Mr. Benn Sherman, DPW Director for Wanda Way. Seconded by Mr. Leonardo, the motion carried unanimously. Mr. O'Connell will draft the language for Wanda Way and send it to Planning Board for review. Discussions shall continue at a future meeting.

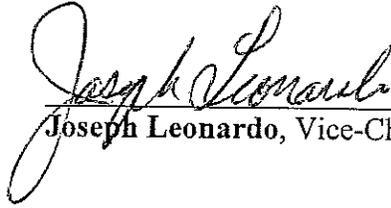
MOTION by Mr. Leonardo to adjourn the Planning Board meeting at 7:45 P.M. Seconded by Ms. Butler, the motion carried unanimously.

The Board noted that Executive Session will not convene.

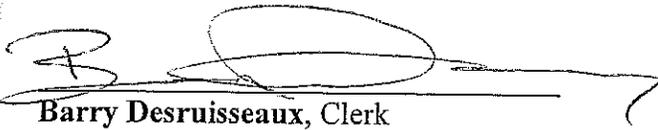
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant



Charles, Lutton, Chairman

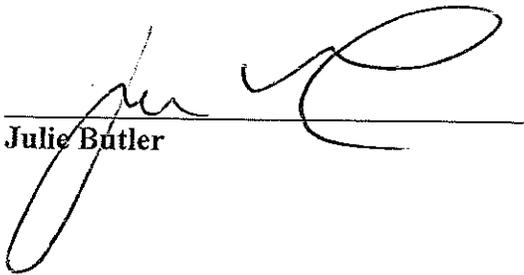


Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk

Ernest Esposito, Member



Julie Butler

9/28/2011

Date