

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

OCT 17 '11 AM 9:50

Posted by  
Uxbridge  
Town Clerk

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, September 28, 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** - 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. Byron Andrews with Andrews Survey & Engineering was present and discussed the project on behalf of the applicant. Discussions and areas of concern from the public included home values, children's safety, traffic study inquiry, drainage to property, natural features of the land and deforestation, septic system impact, speeding on Blackstone Street, construction impact, pollution, privacy and wetlands. Following discussion, **MOTION** by Mr. Desruisseaux to continue the Public Hearing for the application listed as **FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval** to next scheduled meeting on October 12<sup>th</sup>. Seconded by Mr. Leonardo, the motion carried unanimously.

Chairman Lutton recused himself.

**Old/New Business:**

**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.

Chairman Lutton returned to the meeting.

**FY12-01 Carpenter Hill (decision)** – Neither the applicant nor the engineer was present. **MOTION** by Mr. Leonardo to continue discussions for FY12-01 Carpenter Hill for a Certificate of Approval of a

Definitive Subdivision Plan to the next scheduled meeting on October 12, 2011. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**FY12-04 Lenze America (decision)** – The decision is not complete, will review at the next scheduled meeting.

**Meadow Valley Estates (Sand Wedge Drive)** – Chairman Lutton and Mr. Leonardo will review all paperwork, discussions from the previous Planning Board meetings and will determine if private road in perpetuity is warranted.

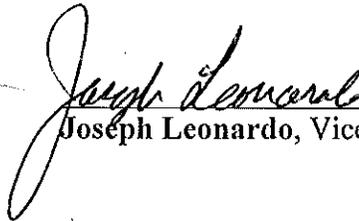
**MINUTES. MOTION** by Mr. Leonardo to approve the Planning Board Meeting Minutes dated September 14, 2011. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**MOTION** by Mr. Leonardo to adjourn at 7:30 PM 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. Desruisseaux, the motion carried unanimously by roll call vote.

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



Charles, Lutton, Chairman

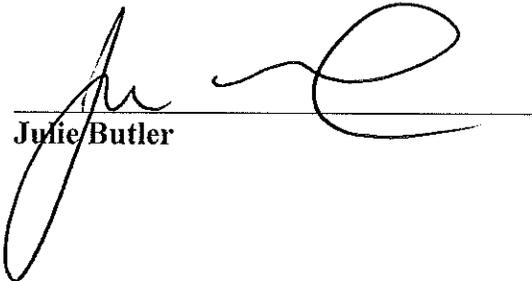


Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk

Ernest Esposito, Member



Julie Butler

Oct 12, 2011  
Date