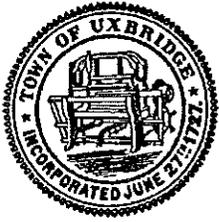


DEC 15 '11 PM 3:27



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, November 2, 2011**, at **7:00 P.M.** at the **Uxbridge Police Station – Conference Room, 275 Douglas 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.

MOTION by Mr. Leonardo to move “**Old/New Business: FY12-04 Lenze America (decision)**” out of order to discuss. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Old/New Business:

FY12-04 Lenze America (decision) – Following review of all materials and testimony, **MOTION** by Mr. Desruisseaux to approve the Special Permit decision for FY12-04 Lenze America. Seconded by Mr. Leonardo, the motion carried unanimously.

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. Discussions and areas of concern from the board included recommending the moving of the roadway away from the adjacent property to the applicant. Discussions and areas of concern from the public included explanation of road egressing on self, emphasizing the need for a twenty-five foot (25’) buffer zone of trees and shrubs and property boundary lines. **MOTION** by Mr. Leonardo 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 November 16, 2011. Seconded by Ms. Butler, the motion carried unanimously.

Third Party Engineer discussion – The Board had a discussion concerning the hiring of a third party engineer. The fee schedule was reviewed and considered appropriate. The amount paid to Graves Engineering over the past year was also reviewed. No other firms responded to the RFP, except Graves Engineering, Inc. Following discussion, **MOTION** by Mr. Desruisseaux to accept the offer rendered by

Graves Engineering, Inc. providing the contract remains unchanged. Seconded by Mr. Leonardo, the motion carried unanimously.

Special Permit, Preliminary Subdivision Plan & Definitive Subdivision Plan Checklists – The Board members agreed to review the checklist for additions &/or subtractions. Discussions and a decision will be made at the next scheduled meeting.

ANR Plan on 500 Hartford Avenue West and 519 Hazel Street (Maps 16/22, Parcels 3881/788) – Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. was present and discussed the ANR plan. Following discussion, **MOTION** by Mr. Leonardo to accept the ANR plan prepared by Andrews Survey & Engineering, Inc. for the applicant Justin Bangma, owner West Hartford Properties, LLC for the plan titled "Division of Land of 500 Hartford Avenue West and 519 Hazel Street in Uxbridge, MA" dated October 26, 2011. Seconded by Mr. Desruisseaux, the motion carried unanimously. The Planning Board signed the mylar plans.

Return Receipt Required – Following discussion, **MOTION** by Mr. Desruisseaux to move that all abutter's Public Hearing notices and Decisions be sent via "Return Receipt Required." The cost of this service will be borne by the applicant. The pairing of the receipts and abutters lists is the responsibility of the applicant. The Planning Board will be furnished a copy of the pairings and notices of unreturned receipts. Seconded by Ms. Butler, the motion carried unanimously.

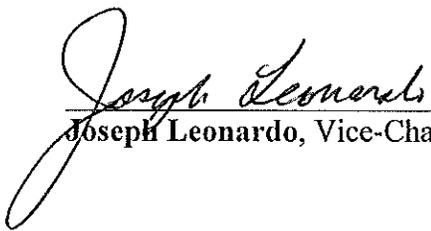
MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated October 12, 2011. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Executive Session Meeting Minutes dated October 12, 2011. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MOTION by Mr. Leonardo to adjourn at 7:45 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

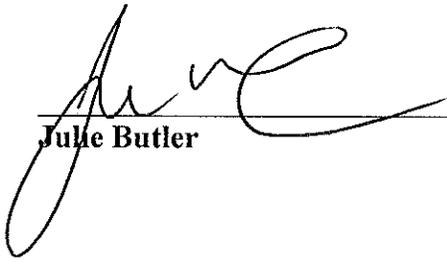


Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk

Ernest Esposito, Member



Julie Butler

Date

11/16/11