

Town of Uxbridge
Planning Board
21 South Main Street, Room 203
Uxbridge, MA 01569
(508) 278-8600, ext 2013

Posted by
Uxbridge
Town Clerk

APR 12 2012 PM 02:00

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, March 14, 2012**, 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: Joseph Leonardo, Barry Desruisseaux, Julie Butler, James Smith and Daniel Antonellis

Planning Board Members Absent: Charles Lutton

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Acting Chairman Joseph Leonardo called the meeting to order and led the gathering in the Pledge of Allegiance.

Public Hearings:

FY12-08 Lenze America Special Permit Application - The owner/applicant of record Lenze America is seeking a Special Permit proposing construction of a new parking area on the northwest side of the site to increase the number of available parking spaces. With construction of the new parking area, a total of 327 parking spaces will be provided on the site an increase of 68 parking spaces from the existing condition. The project site includes approximately 10.1 acres of land situated south of Douglas Street and is shown on the Town of Uxbridge Assessor's Map 28, Parcel 2595. The plans of said lots are recorded in the Worcester Registry of Deeds Book 34999, Page 47 and said land is free from encumbrances. Mr. David Potter, Senior Project Engineer with Pare Corporation was present and came forward to discuss the project. Following discussion, **MOTION** by Mr. Desruisseaux to close the Public Hearing for the application listed as **FY12-08 Lenze America – Special Permit Application**. Seconded by Ms. Butler, the motion carried unanimously. Discussions shall continue at the next scheduled meeting to discuss the decision.

FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country IV, located in the area within Crownshield Avenue and has ten (10) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 18515, Page 241. Mr. Donald Seaburg with Benchmark Engineering, Inc. and Mr. Kim Eric Hazarvartian, Ph.D., P.E. PTOE with Transportation Engineering, Planning and Policy, LLC were present and came forward to discuss the project. The Board requested a conceptual (build-out plan) prior to the decision. Following discussion, **MOTION** by Mr. Desruisseaux to grant an extension for 60 days for the application listed as **“FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval”**. Seconded by Ms. Butler, the motion carried unanimously. Following discussion, **MOTION** by Mr. Desruisseaux to continue the Public Hearing for the application listed as **“FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval”**. Seconded by Ms. Butler, the motion carried unanimously.

FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country V, located south of Crownshield Avenue and has eight (8) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 25726, Page 38. Mr. Donald Seaburg with Benchmark Engineering, Inc. and Mr. Kim Eric Hazarvartian, Ph.D., P.E. PTOE with Transportation Engineering, Planning and Policy, LLC were present and came forward to discuss the project. The Board requested a conceptual (build-out plan) prior to the decision. Following discussion, **MOTION** by Mr. Desruisseaux to grant an extension for 60 days for the application listed as “**FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval**”. Seconded by Ms. Butler, the motion carried unanimously. Following discussion, **MOTION** by Mr. Desruisseaux to continue the Public Hearing for the application listed as “**FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval**”. Seconded by Ms. Butler, the motion carried unanimously.

MOTION by Mr. Desruisseaux to table discussions “**FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval**” until the engineer is present to discuss. Seconded by Ms. Butler, the motion carried unanimously.

170 Hecla Street – Applicant not currently present.

MOTION by Mr. Desruisseaux to move “**FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval**” out of order to discuss, engineer is now present to discuss the project. Seconded by Ms. Butler, the motion carried unanimously.

FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval, cont’d - 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. Stephen O’Connell with Andrews Survey & Engineering, Inc. was present and came forward to discuss the project. Mr. O’Connell provided three (3) alternative plans to the Board. Attorney Todd Brodeur with Fletcher Tilton was present and spoke on behalf of the abutter on 462 Blackstone Street. Discussion and areas of concern included the dead-end structure plan design, drainage, stormwater management issues, different road lay-out designs and waiver requests. An abutter on 448 Blackstone Street came forward to discuss a boundary dispute. Mr. O’Connell advised that the boundary dispute may result in a property line reconfiguration. Following discussion, **MOTION** by Mr. Desruisseaux to close the Public Hearing for the application listed as “**FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval**” Seconded by Ms. Butler, the motion carried unanimously. Discussions shall continue at the next scheduled meeting to discuss the decision and waivers.

FY12-07 H & M Bay Inc., Special Permit Application – The owner/applicant of record H & M Bay, Inc., is seeking a Special Permit proposing to expand their existing warehousing/distribution facility located at 65 River Road in Uxbridge, Massachusetts. The proposed expansion shall consist of the construction of a 16,000 sf. Refrigerated storage space to connect to the easterly end of the existing building and associated site work including, but not limited to, excavation, grading, paving, retaining

walls, landscaping and stormwater management devices. The property is comprised of approximately 6.0 acres of land, is situated on the westerly side of River Road with approximately 356 feet of frontage and is shown on the Town of Uxbridge Assessor's Map 45, Parcel 1315. The plan of said lot is recorded in the Worcester Registry of Deeds Book 25701, Deed Page 99 and said land is free from encumbrances. Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. was present and came forward to discuss the project. Mr. O'Connell provided a set of revised plans dated March 5, 2012. Mr. O'Connell will also be providing two (2) documents: 1) A letter from Bedrock Crossing, LLC; 2) A document describing the light fixtures that will be mounted to the outside of the proposed building addition. Following discussion, **MOTION** by Mr. Desruisseaux to close the Public Hearing for the application listed as "**FY12-07 H & M Bay Inc., Special Permit Application**". Seconded by Ms. Butler, the motion carried unanimously. Following discussion, **MOTION** by Mr. Desruisseaux to approve the Special Permit decision for "**FY12-07 H & M Bay, Inc.**" Seconded by Mr. Leonardo, the motion carried unanimously.

Old/New Business:

170 Hecla Street (Zoned: RESI A, Map 25, Parcel 2442) – The Planning Board had an informal discussion on the project located at 170 Hecla Street with Mr. Gary Vecchione, present owner. Prior to getting a Definitive Subdivision Plan submitted the owner/applicant of this property requests the Planning Board to review the submission checklist and grant three (3) waivers. The waivers include the following: 1) A filing or administrative fee, in accordance with Section 7C, shall be tendered by certified check, payable to the Town of Uxbridge; 2) A review fee, in accordance with Section 7D, shall be tendered by certified check, payable to the Town of Uxbridge; and 3) Drainage &/or stormwater reports. The Board discussed the waivers and disagreed with waivers. The Board reiterated to the owner/applicant for the project that the discussion is an informal discussion and that this project would need a public hearing to discuss the project.

Mr. James Smith recused himself.

Meadow Valley Estates – TTK Real Estate, LLC sent a request on February 28th to be issued a refund for the application/review fee. Acting Chairman Leonardo indicated a site visit was done and it appeared that the road was paved, however did not see white lines for the sidewalk. Mr. James Smith with TTK Real Estate, LLC provided a picture on his cell phone indicating the white lines have been completed on March 14, 2012. TTK Real Estate, LLC will submit a picture to the Planning Board for the file.

Mr. James Smith came back to the meeting.

ANR Checklist – The Planning Board suggested one (1) correction on the Approval Not Required Application Checklist: 1) To change the checklist note to: ANR Plans (81Ps): Application fee is \$100.00 and \$20.00 for each additional lot, parcel or easement, etc. The Planning Board shall continue discussions and the fee schedule at the next scheduled meeting.

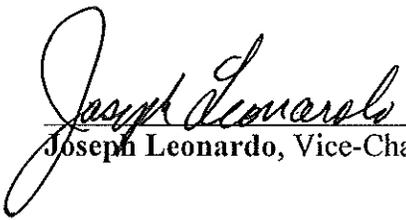
Lot 2, Landry Lane (Map 29, Parcel 2687 & 4411) – The Planning Board received a letter from Town Counsel concerning this property.

MINUTES. MOTION by Ms. Butler to approve the Planning Board Meeting Minutes dated February 22, 2012. Seconded by Mr. Smith, the motion carried unanimously.

MOTION by Mr. Desruisseaux to adjourn at 8:26 P.M. 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 Ms. Butler, the motion carried unanimously by roll call vote.

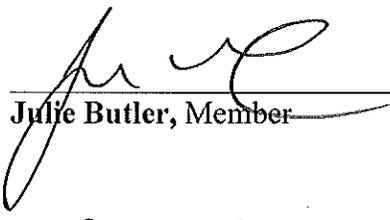
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

Charles, Lutton, Chairman



Joseph Leonardo, Vice-Chair

Barry Desruisseaux, Clerk



Julie Butler, Member



James Smith, Member



Daniel Antonellis, Associate Member

4/11/12

Date