

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

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 Uxbridge
 Town Clerk

MAY 14 '12 AM 8:32

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, April 25, 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: Charles Lutton, Joseph Leonardo, Julie Butler, Daniel Antonellis and James Smith.

Planning Board Members Absent: Barry Desruisseaux

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

Public Hearings ~ none

Old/New Business:

FY10-03 Ledgemere Country IV, decision – The Planning Board reviewed the waivers requested for this project:

- 1) Section 4.A.2 (Width) The width of street rights of way shall be based on the following sliding scales:

	Residential	Industrial	Commercial		
CULDESAC		50'	50'	50'	
PRIMARY	50'		72'	50'	
SECONDARY	50'		50'	50'	

Applicant requests: waiver from 50' street right-of-way requirements, to allow the proposed 40' rights-of-way width with a 5' wide utility easement on both sides, as depicted in the approved plans (easements to be granted to the Town).

Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 4.A.2 (Width)" for FY10-03 Ledgemere Country IV – Definitive Subdivision Plan Approval. Seconded by Ms. Butler, the motion carried unanimously.

- 2) Section 5.D.4 (Utilities) Two grass strips shall be required along the roadway with the minimum width of five (5) feet each.

Applicant requests: waiver from 5' wide grass strip, to allow proposed 2' wide grass strips within the 40' right-of-way areas as depicted in the approved plans.

Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.D.4 (Utilities) for FY10-03 Ledgemere Country IV – Definitive Subdivision Plan Approval. Seconded by Ms. Butler, the motion carried unanimously.

Following discussion, **MOTION** by Mr. Leonardo to allow the special condition titled "Special Condition – Off Street Parking: Each residential unit constructed within the subdivision shall be provided with off-street parking space for at least 2 vehicles." Seconded by Ms. Butler, the motion carried unanimously.

Following discussion, **MOTION** by Mr. Leonardo to allow the special condition titled "Special Condition – Easement: The applicant agrees to grant to the Town of Uxbridge a 5-foot permanent utility easement on each side of street (10 feet combined) as shown on the approved plan." Seconded by Ms. Butler, the motion carried unanimously.

Following review of all materials and testimony on April 25, 2012, **MOTION** by Mr. Leonardo and seconded by Ms. Butler, the motion carried unanimously to approve the FY10-03 Ledgemere Country IV – Definitive Subdivision Plan.

FY10-04 Ledgemere Country V, decision – Application for a Definitive Plan Approval – The Planning Board reviewed the waivers requested for this project:

1) Section 4.A.2 (Width) The width of street rights of way shall be based on the following sliding scales:

	Residential	Industrial	Commercial
CULDESAC	50'	50'	50'
PRIMARY	50'	72'	50'
SECONDARY	50'	50'	50'

Applicant requests: waiver from 50' street right-of-way requirements, to allow the proposed 40' rights-of-way width with a 5' wide utility easement on both sides, as depicted in the approved plans (easements to be granted to the Town).

Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 4.A.2 (Width)" for FY10-04 Ledgemere Country V – Definitive Subdivision Plan Approval. Seconded by Ms. Butler, the motion carried unanimously.

2) Section 5.D.4 (Utilities) Two grass strips shall be required along the roadway with the minimum width of five (5) feet each.

Applicant requests: waiver from 5' wide grass strip, to allow proposed 2' wide grass strips within the 40' right-of-way areas as depicted in the approved plans.

Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.D.4 (Utilities) for FY10-04 Ledgemere Country V – Definitive Subdivision Plan Approval. Seconded by Ms. Butler, the motion carried unanimously.

Following discussion, **MOTION** by Mr. Leonardo to allow the special condition titled "Special Condition – Off Street Parking: Each residential unit constructed within the subdivision shall be provided with off-street parking space for at least 2 vehicles." Seconded by Ms. Butler, the motion carried unanimously.

Following discussion, **MOTION** by Mr. Leonardo to allow the special condition titled "Special Condition – Easement: The applicant agrees to grant to the Town of Uxbridge a 5-foot permanent utility easement on each side of street (10 feet combined) as shown on the approved plan." Seconded by Ms. Butler, the motion carried unanimously.

Following review of all materials and testimony on April 25, 2012, **MOTION** by Mr. Leonardo and seconded by Ms. Butler, the motion carried unanimously to approve the FY10-04 Ledgemere Country V – Definitive Subdivision Plan.

Any other business which may lawfully come before the Board -

FY12-05 Kettle Hill Estates – Correspondence received from Fletcher Tilton notifying the Uxbridge Planning Board of an appeal of the decision. The Planning Board does not have additional information to discuss to go into executive discussion. Discussions may continue at a future meeting once additional information is provided.

Landry Lane (ANR) – A concerned resident came forward to inquire if the Planning Board received notification of an ANR submitted. The Planning Board was notified that an ANR will not be presented for this meeting, however may be submitted for the next meeting. Discussions shall continue at the next available Planning Board meeting.

MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated March 28, 2012. Seconded by Ms. Butler, the motion carried unanimously.

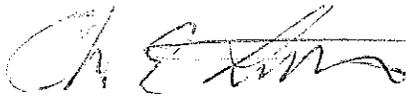
MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated April 11, 2012. Seconded by Ms. Butler, the motion carried unanimously.

MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated April 23, 2012 (as amended). Seconded by Ms. Butler, the motion carried unanimously.

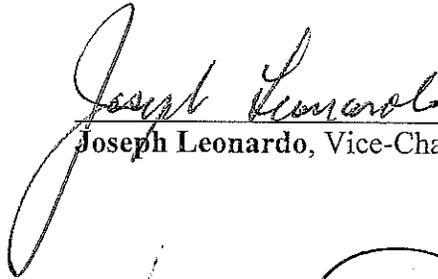
MOTION by Mr. Smith to adjourn the Planning Board meeting at 7:22 P.M. Seconded by Mr. Leonardo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

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

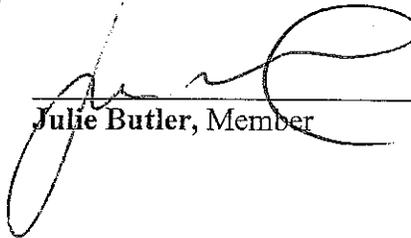


Charles, Lutton, Chairman

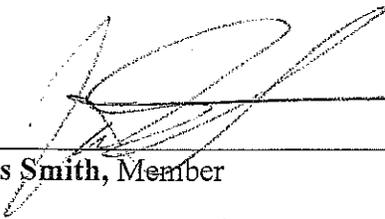


Joseph Leonardo, Vice-Chair

Barry Desruisseaux, Clerk



Julie Butler, Member



James Smith, Member

Daniel Antonellis, Associate Member

5/9/2012

Date