

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

Posted by
Uxbridge
Town Clerk

JUN 14 '12 PM01:40

Minutes of the Uxbridge Planning Board site visit held on **Monday, May 21, 2012, at 5:00 P.M.** at cul-de-sac near Lot #2 on Landry Lane in Uxbridge, MA:

Planning Board Present: Charles Lutton, Joseph Leonardo, Julie Butler and Barry Desruisseaux

Planning Board Absent: James Smith and Daniel Antonellis

Others Present: Stephen O'Connell with Andrews Survey & Engineering, Inc.

Old/New Business:

ANR Plan on Lot 2, Landry Lane (Map 29, Parcels 4411 & 3687) – Chairman Lutton summarized the ANR and pending case to date. A review of all submitted documents, as well as the court case indicates the following:

1. Landry Lane is an accepted public street in the Town of Uxbridge for the first 816.5 feet. The Town of Uxbridge is responsible for the maintenance of this section of the road. At the 816.5 foot mark there is no turnaround for emergency vehicles. This is a concern for the Department of Public Works.
2. The remainder of Landry Lane is a way in existence and being such is subject to ANR division of land.
3. The property in question for division by ANR has a legal frontage of 300 feet and a practical frontage of approximately 140 feet. This amount of practical frontage allows for the entrance of emergency vehicles to the property. Case law, Gifford vs. Nantucket Planning Board indicates that in this situation that an ANR can be approved.
4. The circle that now exists to allow for the turnaround of safety vehicles encroaches on private property. Thus an easement would have to be created to allow this turnaround to continue to exist and be used by safety vehicles.
5. The Public Safety Committee has deemed that the road is passable and that safety vehicles can reach the properties.

Mr. Leonardo added that should the owners of the third property for which an ANR has been granted in the past, Landry Lane would have to be extended to beyond that property with the development of a new turnaround circle. This new section of Landry Lane would have to meet the requirements of the Uxbridge Department of Public Works. This turnaround circle is shown on maps drawn in 1989, when the original ANR's were approved.

Other discussions and areas of concern included the following:

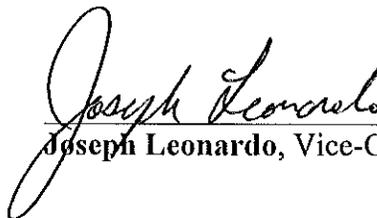
1. A question was posed to the board, that according to the 1700 documents, Landry Lane should be 1.5 rods wide and that the current road does not meet these requirements, how will this get corrected? A. The board stated that this issue is about an ANR and not about the road that has been accepted by Town Meeting in the Town of Uxbridge.
2. Mr. O'Connell and Mr. Desruisseaux walked a short distance down the path that constitutes Landry Lane beyond the turnaround circle. At that point in time, one of the Norberg's ordered one of the Stefanick's of the lane that it was private property. The board questioned the statement, if this is private property, how can Landry Lane be a way in existence and be public thus allowing an ANR?

MOTION by Mr. Desruisseaux adjourn the site visit at 5:25 P.M. Seconded by Mr. Leonardo, the motion carried unanimously.

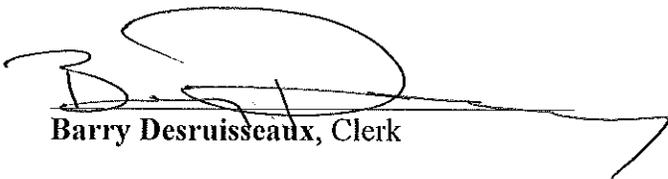
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant



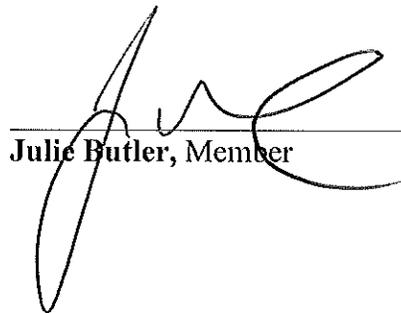
Charles, Lutton, Chairman



Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk



Julie Butler, Member

James Smith, Member

Daniel Antonellis, Associate Member

Date

6/13/12