

Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



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Uxbridge
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PLANNING BOARD MEETING MINUTES WEDNESDAY, SEPTEMBER 24, 2014

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, September 24, 2014, at 7:00 P.M.** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair Joseph Leonardo, Vice Chair James Smith, Clerk Barry Desruisseaux, Members Daniel Antonellis and Peter Petrillo, and Assistant Beth Pitman.

Absent: None.

I. CALL TO ORDER

It being 7:03 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

II. PUBLIC HEARING(S):

1. **Cobbler's Knoll, Special Permit Decision (continued from September 10, 2014)** - The owner/applicant of record, FIKOW LLC, is seeking a Special Permit for an application for a preliminary subdivision plan approval. The property is located on 230 Chocolog Road and 255 Chocolog Road. The property has 60 proposed lots and is shown on the Town of Uxbridge Assessor's Map 39, Parcel 4254 and Map 44, Parcel 345. The undersigned's title to said land is derived from Patricia Turner and Nancy Turner Badger by deed dated February 7, 2014 and recorded in the Worcester District Registry of Deeds Book 52122, Page 321.

Steve O'Connell of Andrews Survey & Engineering, Inc., representing the Applicant, summarized where the Planning Board had left off: Goddard Consulting LLC completed the peer review of the delineated wetlands; Conservation voted to accept the findings from Goddard on September 15, 2014; wetland lines in place for three (3) years; lot size issues have been corrected, meeting area and frontage requirements; provided updated Yield and Open Space plans; Yield Plan demonstrates forty-eight (48) conventional lots; dark spaces on Open Space plan designate slopes of greater than twenty (20) %. Mr. Petrillo asked about the cemetery. Mr. O'Connell stated that there is an article on the Fall Annual Town Meeting for the Town to accept the cemetery on behalf of the Historic Cemetery Committee. The Chair shared the results of the June 24 site visit, via Map My Walk, including pictures of markers, deep hole testing, rock outcropping, and the results of the July 14 site visit, via Map My Walk, including pictures of markers and slopes. The Chair stated that this document is available thru the Planning office as a matter of public record.

The Chair opened the hearing to comments/questions from the audience. Mr. Demboski, 325 Chocolog Road, submitted a letter to the Chair, regarding the property line delineation bordering his land, and requesting that the Board wait to vote on the number of lots until he has had sufficient time for an engineering review. The Chair reminded Mr. Demboski that property line issues are to be addressed between himself and the Owner, not the Board. Mr. Desruisseaux stated that the definitive plan will address things in greater detail. The Chair noted that he's making the Applicant aware of the issue. Mr. Smith commented that the Board can only work with the plans submitted to them. Mr. Healy, 280 Chocolog Road, thanked the Board for their efforts and asked about the impact if Mr. Demboski's line is adjusted. The Chair stated that the Board would address that in the Definitive Plan; if property lines are altered on the Yield Plan it could change the Open Space Plan as well. Mr. Healy stated that the development site is under common ownership, and considered one parcel. The Chair commented that Town Counsel stated that it is not a contiguous property, citing Chocolog Road divides the two (2) parcels. Additionally, the Assessor documents it as two (2) parcels; two (2) different street numbers;

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Graves confirms it as two (2) parcels. Mr. Healy stated other towns include Conservation in making the decision on the Yield Plan. The Chair stated that isn't the process in Uxbridge. Mr. Healy asked about the criteria used by the Board to grant the ten (10) % increase, to which the Chair read from the Conservation Design Development criteria. Mr. Healy expressed concern about Old Jackson Hill Road, the easement, potential road development, and conservation restriction rights. Mr. O'Connell stated that Mr. Sidowski only has rite of passage on that road as it's an encumbered way with the Town. Mr. Desruisseaux stated that this has no effect on the plan. Mr. Nee, 195 Chocolog Road, thanked the Board for their time and work spent on this process, and reiterated his concern from the beginning of the number of lots and the impact on Chocolog Road. Mr. Nee stated that he understands the benefit of the open space place; appreciates the cost savings for the developer; requested consideration from the Board not to grant the additional ten (10) %.

MOTION: I, Mr. Smith, move that the Planning Board close the Public Hearing for Cobbler's Knoll Special Permit for Preliminary Subdivision plan approval. Seconded by Mr. Desruisseaux, the motion carried unanimously.

The Chair opened discussion amongst the Board, referring to the plan to create fifty-one (51) new lots, fifty-two (52) including the existing house. Brief discussion was held, noting that the Applicant had done everything that was asked of them.

MOTION: I, Mr. Desruisseaux, move that the Planning Board grant the Special Permit for fifty-two (52) lots for Cobbler's Knoll Conservation Design plan. Seconded by Mr. Smith, the motion carried unanimously.

III. BUSINESS

1. ANR: 230 Chocolog Road

Steve O'Connell of Andrews Survey & Engineering, Inc., representing the Applicant FIKOW LLC, requested approval of the submitted ANR of 5 lots as shown on the plan. Mr. O'Connell stated that the plans showed boundaries of verified wetland edge; Lots 1, 2 & 3 do not require an Notice Of Intent (NOI) from Conservation in order to build; Lot 4 could require an NOI if build on the back of the parcel; Lot 5 may require an NOI from Conservation. With no concerns or further discussion, **MOTION: I, Mr. Desruisseaux, move that the Board grant the ANR for FIKOW LLC out of Boston, MA for Map 44, Parcel 345 total area of forty (40) acres for five (5) lots. Seconded by Mr. Smith, the motion carried unanimously.**

IV. SUBDIVISION RULES AND REGULATIONS: The Board has begun reviewing the rules and regulations in posted workshop meetings, the first held on August 13, 2014.

V. MINUTES/MAIL/INVOICES

08/13/14 Meeting Minutes **MOTION: I, Mr. Smith, move that the Planning Board approve the 08/13/14 Meeting Minutes as written. Seconded by Mr. Antonellis, the motion carried 3-0-2. Mr. Desruisseaux and Mr. Petrillo abstained.**

09/10/14 Workshop Meeting Minutes **MOTION: I, Mr. Petrillo, move that the Planning Board approve the 09/10/14 Workshop Meeting Minutes as written. Seconded by Mr. Antonellis, the motion carried 3-0-2. Mr. Desruisseaux and Mr. Smith abstained.**

09/10/14 Meeting Minutes **MOTION: I, Mr. Petrillo, move that the Planning Board approve the 09/10/14 Meeting Minutes as amended. Seconded by Mr. Desruisseaux, the motion carried 4-0-1. Mr. Smith abstained.**

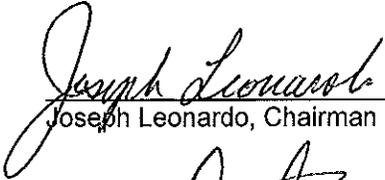


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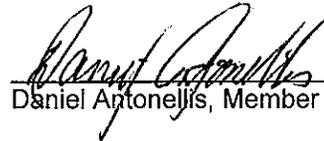
IV. ANY OTHER BUSINESS, which may lawfully come before the Board.

At 7:55pm, MOTION by Mr. Desruisseaux to adjourn the meeting. Seconded by Mr. Smith, the motion carried unanimously.

Respectfully submitted,
Beth A Pitman
Planning Board Assistant



Joseph Leonardo, Chairman



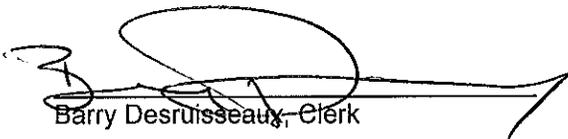
Daniel Antonellis, Member



James Smith, Vice-Chair



Peter Petrillo, Member



Barry Desruisseaux, Clerk



Date