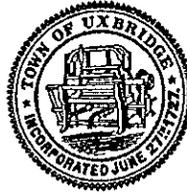


Joseph Leonardo, Chair  
James Smith, Vice Chair  
Barry Desruisseaux, Clerk  
Daniel Antonellis, Member  
Peter Petrillo, Member



Received by  
Uxbridge  
Town Clerk

Uxbridge Town Hall  
21 South Main Street, Room 205  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
508-278-0709 f

ORIGINAL

PLANNING BOARD MEETING MINUTES  
WEDNESDAY, JUNE 10, 2015

JUL 9 '15 AM 8:17

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, June 10, 2015**, at **7:00 P.M.** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

**Present:** Chair Joseph Leonardo, Vice Chair, James Smith, Clerk Barry Desruisseaux, Members Peter Petrillo, and Daniel Antonellis; Administrative Assistant Lynn Marchand.

**Absent:**

\*Some agenda items were taken out of order allowing time for applicants to arrive.

**I. CALL TO ORDER**

It being approximately 7:00 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. **Continued from May 27, 2015 - FY15-08 - 164 Woodland Park, East Street, Application for Definitive Subdivision Plan** —The Owner/Applicant of record, Omega Financial Services LLC, is seeking a Definitive Subdivision located at 340 East Street, Uxbridge, MA. The property has seven (7) proposed lots on approximately 13.4 acres and is shown on the Town of Uxbridge Assessor's Map 36, Parcel 3895. The title to said land is recorded in the Worcester District Registry of Deeds Book 51609, Page 83; in Residential-C zone.

a. Continued discussions/updates by Andrews Survey & Engineering: requested a continuance while they price water booster station improvements to deal with pressure deficiencies and meet with department heads regarding the project.

Graves response/review letter, June 4, 2015, was entered into record.

**MOTION I: to continue the Woodland Park Public Hearing to the June 24<sup>th</sup> Planning Board meeting made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 4-0-0**

2. **FY15-14 Cobbler's Knoll, 255 Chocolog Rd, Application for Definitive Subdivision Plan.**

The Owner/Applicant of record, FIKOW, LLC, is seeking a Definitive Subdivision located at 255 Chocolog Road, Uxbridge, MA. The proposed development will create fifty-one (51) single family residential building lots on approximately 116.25 acres and is shown on the Town of Uxbridge Assessor's Map 39, Parcel 4254. The title to said land is recorded in the Worcester District Registry of Deeds Book 52122, Page 321; Property is located in an Agricultural zone.

Steve O'Connell, Andrews Survey & Engineering, on behalf of FIKOW LLC reviewed the Plan and gave a history of the project inclusive of the Planning Board's previous granting of Preliminary Subdivision Approval and for a Special permit for a Conservation design development with reduced frontage, reduced area lots with criteria for open space. He gave an overview of the project details; 51 Lots/each 40,000 sq. ft in size, loop road, 60 acres of open space, low impact development, limited earth disturbance, passive and active recreational trails, gravel parking area large enough to accommodate horse trailers, private water and sewer, storm water management inclusive of an agreement with an abutter. He also stated that he recently found out that no such agreement was in place at this time and they would now be working on revising the Plans which will be submitted to Graves



**PLANNING BOARD MEETING MINUTES  
JUNE 10, 2015 continued**

Engineering for review when completed. Traffic study will be amended and submitted to the Planning Board as required by the approved Special Permit previously granted.

The Chair stated that they are waiting to hear from Graves, Engineering, DWP, the Fire Dept, and other departments, that they have received copies, and the Planning Board is waiting to hear their input.

As stated on page 2 of the Definitive Subdivision Plans, the applicant is requesting two waivers.

The Chair heard comments from the public:

-Michael Healy submitted several statements and requests verbally and in writing.

In response, the Board stated they will not be discussing the Scenic Road distinction unless there was a definitive approval and noted that the Plans were still being revised. The Board noted for the record that a separate Public Hearing would take place to discuss the Scenic Road only if there was a Definitive Approval of the Plans. Graves Engineering, the firm that the Town uses, will review all Plans. Planning Board also stated that they have a legal timeline they must adhere to.

-Steve O'Connell, representing the applicant, stated that most of the Plans were still valid except for a small portion involving Mr. Healy's property. He discussed the details of the reason that the applicant and Mr. Healy no longer had an arrangement for the storm water drainage onto Mr. Healy's property.

**MOTION I: to continue the Cobbler's Knoll Public Hearing to the next Planning Board meeting made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 5-0-0**

- 3. FY15-15 Rogerson Crossing, Definitive Subdivision Modification Application.** The Owner/Applicant of record, Rogerson Crossing Realty Trust, is seeking approval of a proposed subdivision shown on a plan entitled: Rogerson Crossing Definitive Subdivision Plan by Heritage Design Group dated July 16, 2007, revised through August 15, 2008 being land bounded as follows: On the north by Herman W. Lavallee, Jr. & Constance Lavallee & Richard Lavallee; on the east by the Mumford River; on the south by various owners along Homeward Avenue; and on the west by Gertrude Larkin and the Providence & Worcester Railroad; Number of lots proposed being 2, total acreage of tract being 52.99 acres, more or less. Said plan has evolved from a Definitive Subdivision approved by the Uxbridge Planning Board and recorded in the Worcester Registry of Deeds in Book 43227, Page 132. Title to said land is derived from Edward K. Renaud by deed dated April 28, 2015 and recorded in the Worcester Registry of Deeds Book 53646, Page 389 and said land is free from encumbrances. Property is located in Residential Zone A

Steve O'Connell of Andrews Engineering, representing the applicant discussed the long history of the project dating back to 8/15/08. It was noted that the Plan was never brought to the Planning Board for endorsement nor subsequently to the Worcester Registry of Deeds and therefore is not valid. The applicant is requesting that the Board re-affirm their previously approve plans. Steve also stated that Ben Sherman, DPW director, will be reviewing all the Plans to confirm that all plans are identical to the Plans previously approved.

The Board discussed the information and asked questions regarding Rogerson Crossing as well as the Special Permit and a possible modification of Rogerson Commons. Steve explained that without the subdivision of the land, the Special Permit to develop Rogerson Commons was not possible which is why the applicant is requesting the Board to formally approve the previously approved Mylars that were never filed. Also discussed were what would be needed for development after the division of the land which would mean additional requirements.

The Chair opened the floor to public comment.

Sans Marshall – submitted DEP Denial Letters from 2004 and wanted to know if all the concerns from that time period had been addressed. He also expressed traffic and safety concerns regarding the additional residents that the project will create.



**PLANNING BOARD MEETING MINUTES  
JUNE 10, 2015 continued**

The Board and Steve O'Connell had continued discussion on the matter including what future plans are likely for the subdivision.

Erika Devlin - expressed concern about the single entrance way; the bridge being the only entrance and exit. She said the snow is piled there in the winter. She stated concerns for the safety issues due to the limited access.

**MOTION I: to continue the Rogerson Crossing Public Hearing to the next Planning Board meeting made by Mr. Desruisseaux and seconded by Mr. Smith. Motion carried 5-0-0**

**III. BUSINESS**

1. Cornfield Estates discussion/review

**MOTION I to discuss the matter of Cornfield Estates out of order made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 5-0-0.**

The Board acknowledged that Cornfield Estates still had some outstanding Conservation issues that needed to be addressed as well as providing a timeline of construction/completion to the Planning Board.

2. Informal discussion of Kettle Hill Estates modification

Mr. Ken Redding, the owner was looking at the development and sale of the subdivision; however it has not been successful. The owner is now considering modifying the plans but wanted to first have some feedback from the Planning Board before making a decision.

Steve O'Connell, Andrews Survey & Engineering discussed their modification ideas: 480 ft road, short cul de sac, private road, 3 new building lots with 4<sup>th</sup> near an existing lot, driveway would serve as a turn-around, and discussion of drainage, town water, private sewer.

Discussion was had regarding the shared driveway, requirements, costs, width of the driveway, as well as the pros and cons of the project as shown on the plan. Board stated informally that they were okay with the plan as presented.

**IV. SUDIVISION RULES AND REGULATIONS**

**V. MINUTES/MAIL/INVOICES**

1. 05/20/2015 Meeting Minutes: **MOTION I to approve Meeting Minutes, as written, made by Mr. Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 5-0-0.**
2. 05/27/2015 Meeting Minutes: **MOTION I to approve Meeting Minutes, as written, made by Mr. Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 4-0-0.**

**(3) Invoice: Entered into record (for Public Hearing notice in Telegram & Gazette)**

**VI. ANY OTHER BUSINESS that can lawfully come before the Board.**

1. Dan Antonellis Appointment letter



**PLANNING BOARD MEETING MINUTES  
JUNE 10, 2015 continued**

**VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, JUNE 24, 2015**

1. At approximately 9:10 P.M., Mr. Desruisseaux made a motion to adjourn. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.

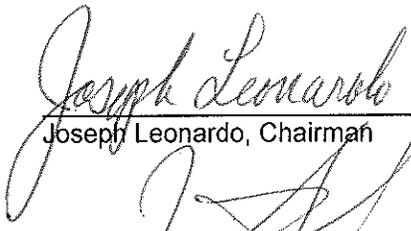
Respectfully submitted,

Lynn Marchand  
Land Use Administrative Assistant

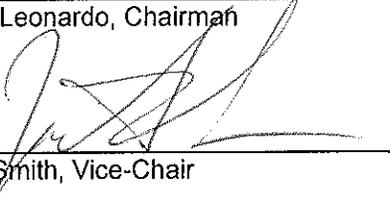


PLANNING BOARD MEETING MINUTES  
JUNE 10, 2015 continued

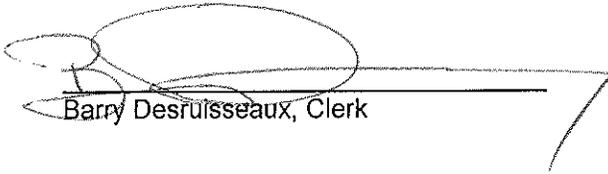
Planning Board Signatures

  
\_\_\_\_\_

Joseph Leonardo, Chairman

  
\_\_\_\_\_

James Smith, Vice-Chair

  
\_\_\_\_\_

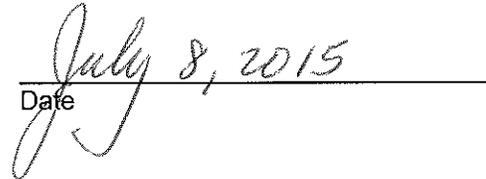
Barry Desruisseaux, Clerk

  
\_\_\_\_\_

Daniel Antonellis, Member

  
\_\_\_\_\_

Peter Petrillo, Member

  
\_\_\_\_\_

Date