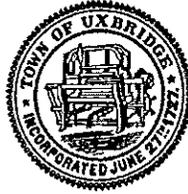


Joseph Leonardo, Chair  
James Smith, Vice Chair  
Barry Desruisseaux, Clerk  
Daniel Antonellis, Member  
Peter Petrillo, Member



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**PLANNING BOARD MEETING MINUTES  
WEDNESDAY, JULY 8, 2015**

AUG 13 '15 AM 9:03

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, July 8, 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:**

**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 June 24, 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.

Mr. Smith recused himself.

- a. Continued discussions/updates by Andrews Survey & Engineering represented by Stephen O'Connell. He stated they are continuing to work with the town's water consultant regarding a solution to the water pressure issue. They have also retained their own water consultant. Discussed options they had considered. Revised Plans would be submitted as soon as they were complete.

**Abutter Comments:**

Peter Demers: Requested less meetings on Woodland Park until updates are available. Commented on unfavorable personal experience with home water pumps. Mr. Desruisseaux commented that he had a home water pump and had no issues with it.

Chair explained that subdivision agenda items are addressed at every meeting as there are ongoing issues and also to prevent the subdivision proposals from dragging on for decades.

**MOTION I: to continue the Woodland Park Public Hearing to the July 22<sup>nd</sup> Planning Board meeting made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 4-0-0**

Mr. Smith returned to the meeting.

2. **Continued from June 24, 2015 - 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



**PLANNING BOARD MEETING MINUTES  
JULY 8, 2015 continued**

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.

a. Continued discussions/updates by Andrews Survey & Engineering represented by Steve O'Connell. He stated that progress had been made however the revisions were not yet complete. He requested a continuance to the next Planning Board meeting.

**MOTION I: to continue the Cobbler's Knoll Public Hearing to the next Planning Board meeting on July 22<sup>nd</sup>, 2015 made by Mr. Desruisseaux and seconded by Mr. Smith. 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

a. Continued discussions/updates by Andrews Survey & Engineering made by Steve O'Connell: Mr. O'Connell reviewed the project to date.

Mr. Desruisseaux stated he felt the Board should wait for Graves review before taking action. Mr. Smith concurred. Chair stated a peer review fee would be required.

**MOTION I: to allow Graves Engineering to conduct a peer review of Rogerson Crossing. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.**

Abutter comments:

Sarah Knox: Asked if Plans were invalid after not being filed within 6 months and if so then how were the waivers not also invalid? Mr. Desruisseaux responded that Graves Engineering would be verifying if the Plans were identical.

Erica Devlin: Expressed her concern about emergency vehicle access without have a second entrance and if this issue had been addressed. Steve O'Connell said it had not yet been addressed. He stated that there was a turnaround and a second entrance was not needed for a two-lot subdivision. He pointed out that the other 66-unit townhouse project was already approved was not up for review and that they were two different projects.

**MOTION I: to continue the Rogerson Crossing Public Hearing to the next Planning Board meeting on July 22<sup>nd</sup>, made by Mr. Desruisseaux and seconded by Mr. Smith. Motion carried 5-0-0**

**III. BUSINESS**

1. Letter re: Cornfield Estates was admitted into record

**IV. SUBDIVISION RULES AND REGULATIONS**

1. Storm water and Excavations: General discussion was had regarding storm water, the Board's role in storm water management, regulation language, thresholds, single families vs subdivisions, etc. A brief



**PLANNING BOARD MEETING MINUTES  
JULY 8, 2015 continued**

discussion was had regarding Excavation, fees, rights, responsibilities, etc. No vote was taken. The Chair and Vice-Chair will be attending the next Board of Selectman meeting to provide input.

**V. MINUTES/MAIL/INVOICES**

1. 6/10/2015 Meeting Minutes: **MOTION I to approve Meeting Minutes, as written, made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 5-0-0.**
2. 6/24/15 Meeting Minutes: **MOTION I to approve Meeting Minutes, as written, made by Mr. Desruisseaux and seconded by Mr. Petrillo. Motion carried 5-0-0.**

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

**VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, JULY 22, 2015**

1. **At approximately 8:00 P.M., Mr. Desruisseaux made a motioned to adjourn. Motion was seconded by Mr. Petrillo. Motion carried 5-0-0.**

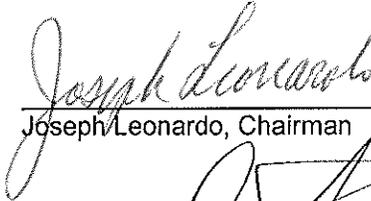
Respectfully submitted,

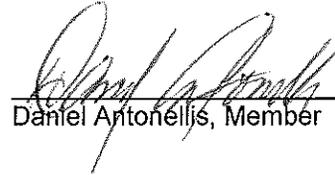
Lynn Marchand  
Land Use Administrative Assistant

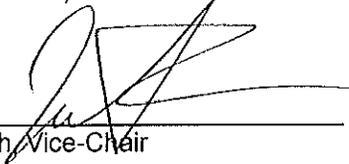


PLANNING BOARD MEETING MINUTES  
JULY 8, 2015 continued

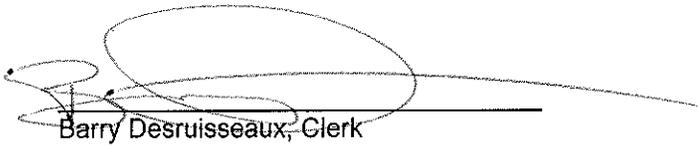
Planning Board Signatures

  
\_\_\_\_\_  
Joseph Leonardo, Chairman

  
\_\_\_\_\_  
Daniel Antonellis, Member

  
\_\_\_\_\_  
James Smith, Vice-Chair

  
\_\_\_\_\_  
Peter Petrillo, Member

  
\_\_\_\_\_  
Barry Desruisseaux, Clerk

  
\_\_\_\_\_  
Date