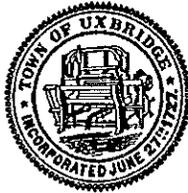


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



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**PLANNING BOARD MEETING MINUTES
WEDNESDAY, JULY 22, 2015**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, July 22, 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, and Member Daniel Antonellis; Administrative Assistant Lynn Marchand.

Absent: Clerk Barry Desruisseaux & Member Peter Petrillo

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 July 8, 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 was recused.

- a. Chair noted that quorum not met. Continued Public Hearing on Woodland Park to the next scheduled Planning Board meeting on August 12th, 2015

Mr. Smith returned to the meeting.

2. **Continued from July 8, 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 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. Chair stated that the Public Hearing Cobbler's Knoll would be continued, per request of the applicant, to the next scheduled Planning Board meeting on August 12th, 2015

3. **Continued from July 8, 2015 -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. Lavalley, Jr. & Constance Lavalley & Richard Lavalley; 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



**PLANNING BOARD MEETING MINUTES
JULY 22, 2015 continued**

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.

The Chair stated that the Board was still waiting on the review from Graves, the Town's Engineering Firm, in order to verify the current Plans submitted had not changed from the 2008 Plans.

MOTION I: to continue the Rogerson Crossing Public Hearing to the next Planning Board meeting on August 12th made by Mr. Smith and seconded by Mr. Antonellis. Motion carried 3-0-0

III. BUSINESS

1. Mountainview Estates: Attorney Tom McLaughlin, representing Albee Realty Trust, explained that last year when the Planning Board approved Lots 1-7, when the document was recorded at the Worcester Registry of Deeds the Book and Page numbers were not included on the Covenant or the Approval. When the Title Examiner did their review, he suggested having the Planning Board issue a new Certificate of Approval with the previously omitted information included. Attorney McLaughlin prepared a corrected Certificate of Release with the correct Book & Page numbers.

The Chair agreed on the course of action and asked for a Motion from the Board.

MOTION I: to sign the new, corrected Certificate of Release for Lots 1-7 of Mountainview Estates made by Mr. Smith and seconded by Mr. Antonellis. Motion carried 3-0-0

2. ANR 500 West Hartford Ave: Byron Andrews, Andrews Survey and Engineering, represented the applicant. He explained that the ANR request was to divide the parcel into 3 separate parcels. He stated the parcel consists of three existing buildings so the property is eligible under Chapter 81L to be divided into lots smaller than normally allowed under the Zoning Regulations. Due to a recent Superior Court ruling, the 81L exemption for the configuring of the lots does not exempt the buildings from other relief from zoning regulations. He stated that the ZBA granted, on June 3rd, variance for frontage and area of the lots as well as zoning setbacks from the property lines. Mr. Andrews stated he was now asking for the ANR from the Planning Board.

The Chair asked for additional information. Mr. Andrews referred to the site Plan showing the Bangma Farm and explained that they wanted to separate each of the three buildings onto separate lots so they are not combined onto the one lot. He stated Lot 1 would be conforming. Lots 2 & 3 are in inadequate in terms of area and frontage. Buildings are too close to the Lot lines. He restated that the ZBA granted Variances for Lots 2 & Lot 3 for relief from the area, frontage, and zoning setbacks requirements.

The Vice Chair asked if the entrance of the Haywagon, located on Lot 1 came across Lot 2. Mr. Andrews replied that it did. He stated there were no plans to convey it out, however, if it were to be then an easement included in the deed confirming access would be needed or another entrance directly from the street.

MOTION I: to approve the ANR made by Mr. Antonellis and seconded by Mr. Smith. Motion carried 3-0-0

IV. SUBDIVISION RULES AND REGULATIONS

1. No discussion was had.

V. MINUTES/MAIL/INVOICES

1. **7/8/2015 Meeting Minutes:** Chair stated due to lack of quorum of members able to vote on the Meeting Minutes, they would be passed over until the next Planning Board Meeting on August 12th, 2015.



PLANNING BOARD MEETING MINUTES
JULY 22, 2015 continued

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

- 1. **CMRPC/Central Mass Regional Planning Commission:** The Chair appointed Mr. Dan Antonellis as the Planning Board CMRPC representative. Chairman Joseph Leonardo also volunteered to be the alternative representative.

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, AUGUST 12, 2015

- 1. At approximately 7:17 P.M., Mr. Smith made a motioned to adjourn.
Motion was seconded by Mr. Antonellis. Motion carried 3-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

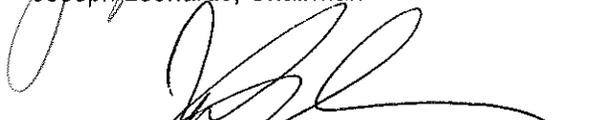
Planning Board Signatures



Joseph Leonardo, Chairman



Daniel Antonellis, Member



James Smith, Vice-Chair

absent

Peter Petrillo, Member

absent

Barry Desruisseaux, Clerk

August 12, 2015

Date