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Town of Uxbridge
PLANNING BOARD
21 South Main Street
Uxbridge, MA 01569
508-278-8600 x2013

Received by
Uxbridge
Town Clerk

May 3, 2017

DECISION
CERTIFICATE OF APPROVAL
DEFINITIVE RESIDENTIAL SUBDIVISION MODIFICATION
OWNER: GRAY WOLF DEVELOPMENT CORP.

CASE NO. FY 17-28
MEADOW BROOK KNOLL - "FREEDOM'S WAY"
PUBLIC ROAD

APPLICANT/OWNER OF RECORD:

The applicant and owner of record, GrayWolf Development Corporation, Michael J. Salvador, P.O. Box 4, Mendon, MA, in accordance with the provisions of MGL Chapter 41 Section 81 presented for review to the Planning Board, a Definitive Residential Subdivision Modification request and related materials. The property is shown on the Town of Uxbridge Assessor's Map 20 Parcels 1331, 1361, 1383, 1415, 1445, 2126, 2161, 2169, 2258, 2278, 2288, 536, 564, 629, 678, 681. The title to said land is recorded in the Worcester District Registry of Deeds Books 27478 & 55214 Pages 044 & 346.

PROJECT SUMMARY:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, submits a proposed subdivision modification shown on a plan entitled: "Meadow Brook Knoll in Uxbridge, MA" designed by Shea Engineering & Surveying, Inc., dated August 20, 2003 and with the latest revision on March 9, 2004, located on the northerly side of Henry Street approximately 615' from the Uxbridge/Mendon town line, Map 20, Parcels 1331, 1361, 1383, 1415, 1445, 2126, 2161, 2169, 2258, 2278, 2288, 536, 564, 629, 678, 681, number of remaining lots proposed being _16_ plus roadway, total acreage of tract being 31.26± acres, and hereby submits said DEFINITIVE SUBDIVISION MODIFICATION request for a 3-year extension of time to complete the project, 16 lots on Freedom's Way, subject to all the same conditions previously approved by the Planning Board in accordance with the Rules and Regulations of the Uxbridge Planning Board.

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The undersigned's title to said land is derived from Allan T. & Jayne M. Hanscom by deeds dated September 13, 2002 and April 19, 2016 and recorded in the Worcester District Registry of Deeds Books 27478 & 55214, Pages 044 & 346 and said land is free from encumbrances.

PUBLIC HEARINGS:

It is hereby certified by the Planning Board of the Town of Uxbridge, Massachusetts that a duly called and properly posted meeting/public hearing was posted and advertised was opened on April 12, 2017. Following Board discussions and opening the floor to public comment, the public hearing was closed on April 12, 2017.

DECISION:

Following review of all materials and testimony on April 12, 2017, the Board voted to approve the Meadow Brook Knoll Definitive Residential Subdivision Modification based the on the filings and conditions herein.

FILINGS upon which the decision is based:

1) Application for Definitive Subdivision Plan dated February 22, 2017 and time stamped on March 21, 2017 and containing application forms, deeds, and ownership data, associated submittal fees, a certified abutters list a copy of the original Certificate of Approval, Performance Agreement, Certificate of Release, and Easement Agreement

2) Original Plans, filed with the Worcester Registry of Deeds, Book 810, Plan 58, drawn by Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Uxbridge MA, dated August 20, 2003 and with the latest revision on March 9, 2004 consisting of the following sheets:

    a) Sheet 1 Site Layout
    b) Sheet 2 Site Layout
    c) Sheet 3 Site Layout
    d) Sheet 4 Site Layout

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SUBJECT TO THE FOLLOWING CONDITIONS:

1) The applicant seeks a 3-year extension of time to complete the project, 16 lots on Freedom's Way, subject to all the same conditions previously approved by the Planning Board. The attached documents remain in full force in effect and are as listed:
   a. Attachment 1: Certificate of Approval of a Definitive Plan, Time stamped on 4/23/04
   b. Attachment 2: Surety/Performance Lender's Agreement signed 3/11/09
   c. Attachment 3: Certificate of Release signed 3/11/09
   d. Attachment 4: Quitclaim Deed
   e. Attachment 5: Easement Deed signed 3/23/04

2) The existing decision shall not be valid beyond the lots approved herein, and the roadway shall not be extended in distance or function.

3) All regulations and requirements of the Building Department, Board of Health, Fire Department, Department of Public Works, Police Department and all other town agencies shall be fully complied with.

4) A pre-construction meeting is required. Development and construction shall be in compliance with application and plans submitted and any change to the number, shape, and size of the lots shown on the plan shall require approval by the Planning Board and the Department of Public Works.

5) For roadway acceptance, construction must be in accordance with the approved plans and brought forth by the developer upon completion. ."

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SAID DEFINITIVE SUBDIVISION APPROVAL IS GRANTED

PURSUANT TO M.G.L. CHAPTER 41, SECTION 81K-81GG. APPEALS FROM THIS DECISION SHALL BE MADE PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 41 SECTION 81BB.

UXBRIGE PLANNING BOARD:

James Smith, Chairman	Joseph Leonardo, Member
Barry Desruisseaux, Vice Chairman	Absent Justin Piccirillo, Member
Peter Pavao, Clerk	May 3, 2017 Date

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I hereby certify that twenty (20) days has elapsed from the date this decision was filed and no appeal has been filed in this office.

A true copy: ATTEST

_____
Town Clerk / Assistant Town Clerk

(Town Seal Affixed)

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