

Town of Uxbridge  
**Planning Board**  
21 So. Main St,  
Uxbridge, MA 01569  
(508) 278-8600, ext 2013

APR 15 '10 AM 10:30



Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, March 24, 2010**, at 7:00 P.M. in the Board of Selectmen's Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA:

**Planning Board Members Present:** Charles Lutton, Debbie Bernier, Barry Desruisseaux and Peter Petrillo

**Planning Board Members Absent:** Joseph Leonardo

**Others Present:** Donna C. Hardy, Planning Board Administrator

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Charles Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

**Meadow Valley Estates – Modification of a Definitive Subdivision Plan** – The applicant/owner of record TTK Real Estate, LLC is seeking an Modification of a Definitive Subdivision Plan for Meadow Valley Estates, located off of Chocolog Road and is shown on the Town of Uxbridge Assessor's Map 43, Parcel 4323, Worcester County District Registry of Deeds Book 39477, Page 93 and Uxbridge Assessors Map 43, Parcel 3681, Worcester County District and Map 43 Parcel 3694 Registry of Deeds Book 37618, Page 184 and Registry of Deeds Book 39477, Page 94. Mr. Mark Anderson with Heritage Design Group was present and represented his client. The Planning Board received a letter from the Law Offices of W. Robert Knapik that the Planning Board failed to act on the Modification of a Definitive Subdivision Plan within 90 days of the submission. The plan was submitted on November 25, 2009 and due to many reasons the Planning Board failed to act on the Modification of a Definitive Subdivision Plan by February 25, 2010. For the record, the Low-Impact Development is not in compliance in the Town of Uxbridge bylaws. According to the Uxbridge Subdivision Rules & Regulations, Sand Wedge Drive is not to be allowed as a public way and will remain private in perpetuity. Chairman Lutton recommended action to vote on subdivision. Following discussion, **MOTION** by Ms. Bernier to close the Public Hearing. Seconded by Mr. Petrillo, the motion carried unanimously. **MOTION** by Mr. Petrillo to DENY the Modification of a Definitive Subdivision Plan. Seconded by Mr. Desruisseaux, the motion carried 4-0.

**ANR Plan – 38 & 48 Saratoga Drive, Map 41, Lot 2282 & 2291** – Applicant was not present at meeting. The plan stipulates Lot 2282 has 22,664 square foot is listed as a Conservation Restriction Area has a Proposed Conservation Easement on it. Following discussion, **MOTION** by Mr. Petrillo to endorse the ANR plan prepared by Guerriere & Halnon, Inc. dated March 10, 2010. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**Subdivision extensions that have not yet commenced and how to handle future requests** – Chairman Lutton opened the discussion. Review of other Planning Board Rules and Regulations indicate the following revisions to be accepted for subdivision extensions:

1) If the road has a bottom coat that has been put down.

2) If there is topography or soil difficulties.

The Planning Board will continue discussions at the next scheduled meeting on April 14, 2010.

**King Street Estates (Ricca Way) – Map 53, Lot 679 & 1465** – Mr. Alfred J. Ricca and Mrs. Jacqueline M. Ricca request an extension for the King Street Estates Definitive Subdivision Plan. The three (3) year allowance for completion of this subdivision would have expired on April 18, 2010. Mr. Dale Bangma with Quarry Hill Excavating was present and spoke on behalf of the applicants. Following discussion, **MOTION** by Mr. Desruisseaux to grant a one (1) year extension for the King Street Estates Subdivision to April 18, 2011. Seconded by Mr. Petrillo, the motion carried unanimously.

**Cedar Woods I (Giacamo Way and Anthony's Way)** – The Planning Board is waiting for a report from the DPW and will continue discussions at the next scheduled meeting on April 14, 2010.

**Davis Heights (Glen Street and Lee Street)** – No street acceptance information have come forth.

**2 Lot, subdivision off of High Street – (Map 24A)** A Preliminary Plan or Definitive Plan will need to come before the board.


**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated January 27, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

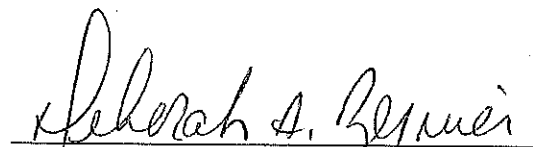
**MINUTES.** No motion made for the minutes for February 10<sup>th</sup> and February 24, 2010, Planning Board meetings cancelled due to inclement weather or lack of quorum.


The Planning Board had discussions of the zoning bylaws and Mr. Desruisseaux suggested a few of the zoning bylaws concerning retreat lots may need to be updated.

**MOTION** by Mr. Desruisseaux to adjourn at 7:55 P.M. into executive session. Seconded by Mr. Petrillo, the motion carried unanimously on a roll call vote.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrator

  
Charles, Lutton, Chairman

  
Deborah Bernier, Vice-Chair

  
Barry Desruisseaux, Clerk

  
Peter Petrillo, Member

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Joseph Leonardo, Member

4/14/2010  
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Date