

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

JUN 10 '10 AM 10:40



Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, May 12, 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: Chairman Charles Lutton, Peter Petrillo and Joseph Leonardo

Planning Board Members Absent: Vice-Chair Debbie Bernier and Barry Desruisseaux

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.

FY10-03 Ledgemere Country IV (Hyde Park Circle and Tea Party Drive) Application for a Definitive Plan Approval – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country IV, located in the area within Crownshield Avenue and has ten (10) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 18515, Page 241. The Chairman opened the public hearing. Attorney Jeffrey was present and spoke on behalf of the applicant. Chairman Lutton requested at the Public Hearing, the applicants also request and consent to a 60-day extension of time. Attorney Roelofs confirmed the continuance and will confirm with his client for the consent. Attorney Roelofs provided some background information and to address various procedural issues associated with the applications and the Board's review process for the Ledgemere Country IV and Ledgemere Country V subdivision applications, letter dated May 12, 2010. There has been on construction to build the roadways. Discussion and areas of concern included active violations from the Conservation Commission (Enforcement Order issued September 22, 2006 for Ledgemere Country IV), issues with detention basins, catch basins, wetlands may not be depicted correctly on the plans, street lights not placed in the subdivision, lawns not maintained, berm not indicated on Ledgemere Country IV plans and inquiry of why excavation has been done on the property. Chairman Lutton questioned if there are three (3) units under lot #9 and if an ANR is needed to split the lot, to be included under Crownshield Ave or separate and if there are any ANR plans in the future. **MOTION** by Mr. Petrillo to continue discussions of Ledgemere Country IV to the next scheduled Planning Board meeting. Seconded by Mr. Leonardo, the motion carried unanimously.

FY10-04 Ledgemere Country V (The Mews, Evangeline Lane, West Devonshire and East Devonshire) Application for a Definitive Plan Approval – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country V, located south of Crownshield Avenue and has eight (8) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 25726, Page 38. The Chairman opened the public hearing. Attorney Jeffrey was present and spoke on behalf of the applicant. Chairman Lutton requested at the Public Hearing, the applicants also request and consent to a 60-day extension of time. Attorney Roelofs confirmed the continuance and will confirm with his client for the consent. Attorney Roelofs provided some background information and to address various procedural issues associated with the applications and the Board's review process for the Ledgemere Country IV and Ledgemere Country V subdivision

applications, letter dated May 12, 2010. There has been no construction to build the roadways. Discussion and areas of concern included active violations from the Conservation Commission (Enforcement Order issued September 22, 2006 for Ledgemere Country IV), issues with detention basins, catch basins, wetlands may not be depicted correctly on the plans, street lights not placed in the subdivision, lawns not maintained, berm not indicated on Ledgemere Country IV plans and inquiry of why excavation has been done on the property. **MOTION** by Mr. Petrillo to continue discussions of Ledgemere Country IV to the next scheduled Planning Board meeting. Seconded by Mr. Leonardo, the motion carried unanimously.

FY10-05 Three Lots Road subdivision (off East Street) Application for a Definitive Plan Approval – The applicant/owner of record Aaron Richardson is seeking a Definitive Subdivision Plan for Three Lots Road, located off of East Street and has three (3) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 42179, Page 184. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Mr. Anderson verbally requested from the board for a continuance to the next meeting on May 26, 2010. Mr. Anderson also verbally requested that the board grant a 30-day extension. Mr. Anderson will submit a letter to the Planning Board requesting the extension granted. **MOTION** by Mr. Petrillo to continue discussions for FY10-05 Three Lots Road subdivision –Application for a Definitive Plan Approval to the next Planning Board Public Hearing on Wednesday, May 26, 2010. Seconded by Mr. Leonardo, the motion carried unanimously.

OLD/NEW BUSINESS:

Cedar Woods I (Anthony's Way and Giacomo Way) – A staff meeting with department heads was held on May 5, 2010. The Planning Board will continue discussions at a future meeting.

Davis Heights (Glen Street and Lee Street) – Chairman Lutton advised that Mr. Benn Sherman, DPW Director has been unable to address the issue, due to a death in Mr. Sherman's family. Mr. Sherman will be addressing this project the following week. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of his client, Marinella Construction. Mr. Anderson and his client are aware of the outstanding issue with the detention basin. Mr. David Hogue, resident at 55 Glen Street was present. A site visit has been scheduled for Tuesday, May 18th at 11:00 A.M. on Lee Street with Mr. Benn Sherman and Mr. Mark Anderson. The Planning Board will continue discussions at the next scheduled meeting.

Down East subdivision (off East Street, Tabor Road) – The Planning Board will continue discussions at a future meeting.

Meadow Valley Estates (Sandwedge Drive) – Mr. Mark Anderson with Heritage Design Group and James Smith with TTK Real Estate, LLC were present. Mr. Anderson and his client request an extension of the approved subdivision. **MOTION** by Mr. Petrillo to grant a one (1) year extension for the Meadow Valley Estates subdivision to May 23, 2011. Seconded by Mr. Leonardo, the motion carried unanimously.

Adopt policy to charge applicant(s) fees for Public Hearing legal advertisements. – The Planning Board will continue discussions at a future meeting.


Update Subdivision Rules & Regulations, to include subdivision checklist requirements. – The Planning Board will continue discussions at a future meeting.

Minutes. Meeting minutes dated April 28, 2010 will be reviewed at the next Planning Board meeting

MOTION by Mr. Petrillo to adjourn the meeting at 8:43 P.M. Seconded by Mr. Leonardo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrator



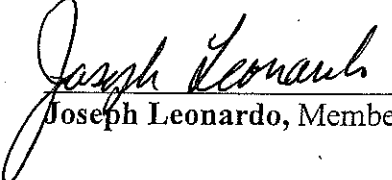
Charles, Lutton, Chairman

Deborah Bernier, Vice-Chair

Barry Desruisseaux, Clerk



Peter Petrillo, Member



Joseph Leonardo, Member

Date 6/9/10