



Town of Uxbridge  
**Planning Board**  
21 South Main Street  
Uxbridge, MA 01569  
(508) 278-8600, ext 2013

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

**Planning Board Members Present:** Chairman Charles Lutton, Vice-Chair Debbie Bernier, Peter Petrillo and Joseph Leonardo

**Planning Board Members Absent:** 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. **MOTION** by Mr. Petrillo to accept applicant's written request to continue the Public Hearing for FY10-03 Ledgemere Country IV to their next scheduled meeting. Seconded by Ms. Bernier, 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. **MOTION** by Mr. Petrillo to accept applicant's written request to continue the Public Hearing for FY10-04 Ledgemere Country V to their next scheduled meeting. Seconded by Mr. Leonardo, the motion carried unanimously.

**FY10-06 Hunting Whip Lane – Application for a Definitive Plan Approval** – The applicant/owner of record Marcia G. Ferro is seeking a Definitive Subdivision Plan for Hunting Whip Lane, located off of Chestnut Street and has three (3) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 32687, Page 390. The Chairman opened the public hearing. Mr. Mark Anderson with Heritage Design Group and Marcia G. Ferro, the applicant was present. Mr. Anderson spoke on behalf of the applicant. Mr. Anderson informed the Board that a filing has been done with the Uxbridge Conservation Commission. A Public Hearing is scheduled for the next Conservation Commission meeting on July 6<sup>th</sup> for Hunting Whip Lane. Mr. Anderson also informed the Board that the 36" culvert pipe that goes underneath Chestnut Street (for drainage) has now been added/updated on the plans. Mr. Anderson has requested an additional waiver 1) Low impact development has been done on the

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property, off the paved road, pitch water to grass swale to the settling area. Chairman Lutton inquired how close the proximity to the stone wall is. Mr. Anderson advised it is 20' away from the beginning and then branches off at about 60'-70' away to the top of the road into the subdivision. The Board is awaiting a report from the DPW. Following discussion, **MOTION** by Mr. Petrillo to close the Public Hearing for FY10-06 Hunting Whip Lane subdivision – Application for a Definitive Plan Approval. Seconded by Mr. Leonardo, the motion carried unanimously. The Planning Board will continue discussions at their next scheduled meeting.

#### **OLD/NEW BUSINESS:**

**Aldrich Brook Estates (Glendale Street)** – The Planning Board is awaiting for a letter from Town Counsel in order to sign the mylars. The Board will continue discussions at their next scheduled meeting for further discussion, no motion needed.

**Cedar Woods I (Giacamo Way and Anthony's Way)** – The Planning Board is waiting for input from the DPW and will continue discussions at their next scheduled meeting.

**Mountainview Estates (Mountain View Road)** – Mr. Anderson informed the Board that the method chosen to do the full stabilization worked at the site and appear to have substantially reduce, if not eliminate, the potential for off-site erosion. The Conservation Commission will continue to monitor the site. Mr. Anderson advised the Board that a construction schedule has been sent to the DPW, work has continued at the site, the site is completely paved and it's expected that the house construction shall start the summer 2010. The Board advised a renewed covenant will be needed and to post a bond with the Town. Mr. Anderson advised he will have a covenant ready for the next meeting. Following discussion, **MOTION** by Mr. Petrillo to approve the FY10-07 Mountainview Estates – Application for a Definitive Plan Approval dated August 25, 2005. Seconded by Ms. Bernier, the motion carried unanimously. The Planning Board will continue discussions at their next scheduled meeting.

**Three Lots Road subdivision (off East Street)** – Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. The Board is waiting for input from the DPW. The Board advised a covenant will be needed. Mr. Anderson will provide a covenant at the next meeting. Following discussion, **MOTION** by Mr. Petrillo to approve the FY10-05 Three Lots Road subdivision – Application for a Definitive Plan Approval dated April 20, 2010, pending DPW approval. Seconded by Mr. Leonardo, the motion carried unanimously. The Planning Board will continue discussions at their next scheduled meeting.

**MINUTES. MOTION** by Mr. Leonardo to approve the Planning Board Meeting Minutes dated June 9, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

**Minutes.** Meeting minutes dated May 11<sup>th</sup> and May 26, 2010 were reviewed and signed at the Planning Board meeting.

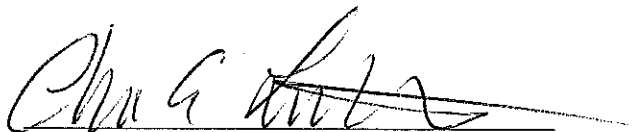
#### **Resignation**

Chairman Lutton expressed gratitude and sincere thanks from the Town of Uxbridge and the Uxbridge Planning Board to Vice-Chair Bernier for all the hard work she has done in the past 6+ years. Vice-Chair Bernier felt that it has been a pleasure to be a part of the Uxbridge Planning Board and will certainly stay involved with the Town.

**MOTION** by Ms. Bernier to adjourn the meeting at 7:22 P.M. Seconded by Mr. Leonardo, the motion carried unanimously.

The Board noted that Executive Session will not convene.


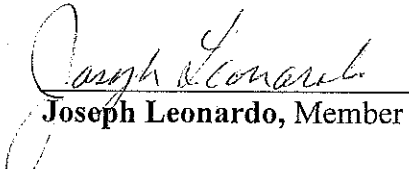
Respectfully Submitted by Donna C. Hardy, Planning Board Administrator



**Charles, Lutton, Chairman**

**Deborah Bernier, Vice-Chair**

**Barry Desruisseaux, Clerk**

  
**Peter Petrillo, Member**  
**Joseph Leonardo, Member**

**Date**

July 14, 2010