

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

JUL 29 '10 AM 9:32



Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, July 14, 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, Peter Petrillo, Joseph Leonardo and Ernest Esposito

**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.

**MOTION** by Mr. Petrillo to request to have Mr. Benn Sherman, DPW Director speak before the Planning Board to discuss an emergency ANR out of order. Seconded by Mr. Leonardo, the motion carried unanimously.

**MOTION** by Mr. Petrillo that the Planning Board declares an emergency vote for the ANR plan. Seconded by Mr. Esposito, the motion carried unanimously.

**ANR – Ironstone Brook, located on River Road** – Mr. Benn Sherman, DPW Director spoke to the Planning Board requesting a signature to the mylars for an ANR for temporary construction for a replacement bridge near Ironstone Brook. This ANR is required in order to accommodate the construction of a new bridge crossing the Ironstone Brook located on River Road. This project is part of MassDOT's accelerated bridge program. Following discussion, **MOTION** by Mr. Petrillo to accept the ANR plan titled "River Road at Balm of Life Spring Road altered and laid out by the Town of Uxbridge dated May 28, 2010". Seconded by Mr. Leonardo, the motion carried unanimously.

**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. Mr. Robert Poxen with Guerriere & Halnon and Mr. Donald Seaburg with Benchmark Engineering were both present. Mr. Poxen provided a revised plan "Definitive Overall Build Out Sketch Plan" dated 12/17/2009. The full layout of the project totals 23 buildings/370 units. Based on the requirements, 76,000 square feet is needed per lot. Each unit will have 2 bedrooms with no dens and a possibility for a basement. Mr. Poxon informed the board that the units will meet all building code requirements. The Board is concerned that all the units should have fire wall units installed. A traffic study will need to be done. The revised plans shall be sent to the Police Department, Fire

Department, DPW and the Conservation Commission for any comments, etc. Mr. Seaburg advised that Hyde Park Circle may be Phase A. Following discussion, **MOTION** by Mr. Petrillo to grant the applicant's written request for a 60-day continuance for FY10-03 Ledgemere Country IV. Seconded by Mr. Esposito, 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. Mr. Robert Poxen with Guerriere & Halnon and Mr. Donald Seaburg with Benchmark Engineering were both present. Mr. Poxen provided a revised plan “Definitive Overall Build Out Sketch Plan” dated 12/17/2009. The full layout of the project totals 23 buildings/370 units. Based on the requirements, 76,000 square feet is needed per lot. Each unit will have 2 bedrooms with no dens and a possibility for a basement. Mr. Poxon informed the board that the units will meet all building code requirements. The Board is concerned that all the units should have fire wall units installed. A traffic study will need to be done. The revised plans shall be sent to the Police Department, Fire Department, DPW and the Conservation Commission for any comments, etc. Following discussion, **MOTION** by Mr. Petrillo to grant the applicant's written request for a 60-day continuance for FY10-04 Ledgemere Country V subdivision. Seconded by Mr. Esposito, the motion carried unanimously.

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

**ANR Plan – Chestnut Street** – Mr. Byron Andrews with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Following discussion, **MOTION** by Mr. Leonardo for the Division of Land on 475 Chestnut Street in Uxbridge, MA, owned by James King dated June 25, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

**ANR Plan – off Commerce Drive, Parcel “A”** - Mr. Byron Andrews with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Mr. Andrews advised the board that “Parcel A” will be given to Mr. Barry Desruisseaux for his business Bright Shine Auto Spa. Following discussion, **MOTION** by Mr. Leonardo for the Division of Land on Quaker Highway in Uxbridge, MA, owned by John W. and Paul A. Clossen, Trustees of Clossen Realty Trust dated June 29, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

**Hunting Whip Lane** - The Planning Board is waiting for input from the Conservation Commission and will continue discussions at their next scheduled meeting.

**Cedar Woods I (Giacamo Way and Anthony's Way)** – The Planning Board has received no new information. The Planning Board will continue discussions at their next scheduled meeting.

**Mountainview Estates (Mountain View Road)** – The Planning Board is waiting for a construction schedule from Heritage Design Group and will continue discussions at their next scheduled meeting.

**Three Lots Road subdivision (off East Street)** – The Planning Board received a Definitive Subdivision Review for Three Lots Road subdivision from Mr. Benn Sherman, DPW Director. The review document has been forwarded to Heritage Design Group for comments. The Planning Board will continue discussions at their next scheduled meeting.

**Planning Board Reorganization**

**MOTION** by Mr. Leonardo to nominate Mr. Lutton as Planning Board Chairman. Seconded by Mr. Esposito, the motion carried unanimously (Mr. Lutton abstained).

**MOTION** by Mr. Esposito to nominate Mr. Petrillo as Planning Board Vice Chairman. Seconded by Mr. Leonardo, the motion carried unanimously (Mr. Petrillo abstained.).

**MOTION** by Mr. Petrillo to nominate Mr. Esposito as Planning Board Clerk/Secretary. Seconded by Mr. Leonardo, the motion carried unanimously (Mr. Esposito abstained).

**Central Massachusetts Regional Planning Commission delegate**

**MOTION** by Mr. Esposito to nominate Mr. Leonardo as the appointed delegate to the Central Massachusetts Regional Planning Commission FY 2011. Seconded by Mr. Petrillo, the motion carried unanimously (Mr. Leonardo abstained).

**MINUTES. MOTION** by Mr. Leonardo to approve the Planning Board Meeting Minutes dated June 21, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

**MOTION** by Mr. Leonardo to adjourn the meeting at 7:35 P.M. Seconded by Mr. Esposito, the motion carried unanimously.

The Board noted that Executive Session will not convene.

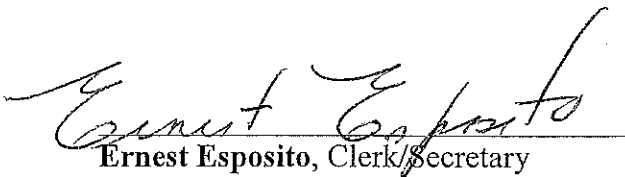
Respectfully Submitted by Donna C. Hardy, Planning Board Administrator

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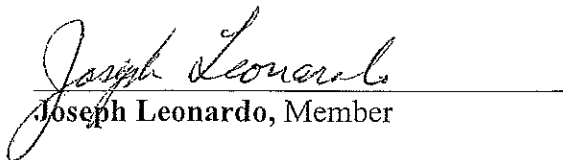
Charles, Lutton, Chairman

Peter Petrillo, Vice-Chair



Ernest Esposito, Clerk/Secretary

Barry Desruisseaux, Member



Joseph Leonardo, Member

7/28/10  
Date