

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

SEP 10 11:15
ST-TWR 01.6 135



Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, August 11, 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, Joseph Leonardo, Barry Desruisseaux, Peter Petrillo and Ernest Esposito

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.

FY-11-01 Conservation Design - Vanderzicht, Application for a Definitive Plan Approval & a Special Permit Application – The owner of record Vanderzicht Realty Trust and Keith & Sherri Vanderzicht and applicant of record Carol Hansen are seeking a Definitive Plan Approval & Special Permit for Conservation Design - Vanderzicht, located on the east by Rawson Street and on the south by Williams Street. The property has seven (7) proposed lots and is shown on the Town of Uxbridge Assessor's Map 10, Parcels 2959, 3393, 3625 & 3645. The plan is recorded in the Worcester Registry of Deeds Plan Book 15031, Page 61. Mr. Stephen O'Connell with Andrews Survey & Engineering and Attorney Henry Lane with Law Offices of Lane and Hamer were present, representing the owners and applicant of record. Mr. O'Connell prepared an overall plan sheet of what the project portrays. The Conservation Design bylaw allows applicants in the Agricultural Zone to get a reduction in an area in frontage for a lot which normally requires 300' of frontage and 2 acres. The process is as follows a Yield Plan or Conventional Plan is prepared indicating how many lots can be achieved in the Conventional Subdivision format, which has been provided as part of the Planning Board packet. If the Planning Board determines that this is a Yield Plan, the Planning Board may grant the applicant up to 10% increase in lots. The plan provided to the board includes a subdivision plan without a road with frontage less than 300' and an area less than 2 acres. In addition there is a requirement for open space, which the open space amount is approximately 30 acres (left of property, transecting the power lines easement and coming west to the limit of the plans). The Special Permit allows the applicant the reduction in frontage and area. There is no increase in the lot size. Benefit to applicant to not construct the road and two (2) benefits to the town to not maintain the road and almost 30 acres of open space. Mr. Petrillo questioned the plan, inquiring the bylaw was written to build the homes within the subdivision. What has occurred is that all ANR's on the street and out of the subdivision (5 lots on street and 166' of frontage. Mr. O'Connell informed that most of the homes in this vicinity are 200' frontage developed before the zoning increased to 300'. Intent is to keep the lots within the family trust, maintained in the Agricultural zone and to keep the 30' acres of open space. The bylaw provides 3 different alternatives: 1) Maintained in a private trust. 2) Convey to a non-profit organization. 3) Conveyed to Conservation Commission or town. Mr. O'Connell spoke candidly stating that there are no non-profit organizations taking land donations. Attorney Lane came forward to speak to the board. Attorney Lane stated that if the subdivision was to be actually constructed to meet the subdivision requirements, it would destroy any Agricultural use of land. This would be a chance to preserve the Agricultural heritage and the family wants to do it.

The Planning Board Chairman opened the public hearing.

Mr. Petrillo disagrees with the placement of the lots and the roadway. Mr. Desruisseaux commented on the frontage, but doesn't meet the past 200' frontage. The Planning Board would like to review the Conservation Design bylaw. Following discussion, **MOTION** by Mr. Desruisseaux to continue FY-11-01 Conservation Design

- Vanderzicht, Application for a Definitive Plan Approval & a Special Permit Application to the next scheduled meeting on September 8, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

OLD/NEW BUSINESS:

Hunting Whip Lane – Mr. Mark Anderson with Heritage Design Group sent a written continuance request for a two (2) week continuance. Following review of all materials and testimony on August 11, 2010, MOTION by Mr. Petrillo and seconded by Mr. Desruisseaux, the motion carried unanimously to DENY the application for FY10-06 Hunting Whip Lane Definitive Subdivision Plan without prejudice.

Meadow Valley Estates (Sandwedge Drive) – Following review of all materials and testimony, MOTION by Mr. Leonardo to approve the FY10-02 Meadow Valley Estates Modification of a Definitive Subdivision Plan. Seconded by Mr. Petrillo, the motion carried unanimously.

Mountainview Estates (Mountain View Road) – Mr. Mark Anderson with Heritage Design Group provided a letter stating this project has an approval for two (2) additional years. Based on the July 30, 2010 vote to the Commonwealth of Massachusetts Legislature and signed by the Governor, Chapter 240 of the Acts of 2010, an Act relative to Economic Development Reorganization. Following review of all materials and testimony, MOTION by Mr. Petrillo to allow the waiver for FY10-07 - Mountainview Estates subdivision for a Definitive Plan Approval. Seconded by Mr. Desruisseaux, the motion carried unanimously. The waiver is as follows: Section 4.A.1.e: Waive the requirement to avoid having a street jog with centerline offsets of less than one hundred and twenty-five (125) feet. The applicant is proposing a street job centerline offset of approximately forty-nine (49) feet for FY10-07 – Mountainview Estates subdivision for a Definitive Plan Approval.

Three Lots Road subdivision (off East Street) – Following review of all materials and testimony, MOTION by Mr. Leonardo to allow the waivers for FY10-05 – Three Lots Road subdivision for a Definitive Plan Approval. Seconded by Mr. Esposito, the motion carried unanimously. The waivers are as follows: 1) Section 4.A.4.a (Dead End Streets): Waive the requirement for the cul-de-sac turn around to have a minimum outside roadway diameter of 100 feet and a property line diameter of 120 feet. 2) Section 4.A.4.d (Dead End Streets): Waive the requirement for a 50' right of way to be provided for future expansion of the roadway. 3) Section 4.A.6 (Sight Distance): Waive the requirement for a stopping sight distance and an intersection sight distance. The applicant is constructing a driveway to service 2 proposed lots. Available sight distance is approximately 200 feet to the west and 380 feet to the east. 4) Section 5.B.1 (Street and Roadway Preparations): Waive the requirement to clear the entire right of way. 5) Section 5.B.6 (Street and Roadway Preparations): Waive the requirement to provide asphalt on the entire width of the roadway. 6) Section 5.C.8 (Street and Roadway Specifications): Waive the requirement to install curbing, specifically sloped granite edging, except at catch basins and intersection roundings, where vertical granite curbing is required. 7) Section 5.D.1 (Utilities): Waive the requirement to install catch basins on both sides of the roadway on continuous grades at intervals of not less than 400 feet, at low points and sags in the roadway and near the corners of the roadway at intersecting streets. 8) Section 5.D.3 (Utilities): Waive the requirement to place all utilities underground at the time of initial construction. 9) Section 5.D.4 (Utilities): Waive the requirement for two grass strips to be located along the roadway with a minimum width of five (5) feet each. 10) Section 5.E (Sidewalks): Waive the requirement to install not less than one (1) sidewalk, which is not less than five (5) feet in width shall be constructed on one side of each street. 11) Section 5.H (Roadway Cross Section): Waive the requirement for 26 feet of pavement (allow 16 feet of gravel instead), for sloped granite curb, for 2 pavement courses, 2% slope grade from curb to edge of right of way (allow natural grade) and underground utilities.

MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated July 28, 2010. Seconded by Mr. Esposito, the motion carried unanimously.

Adopt a bylaw for shared driveways and sidewalks

The Planning Board received a document from Mr. Desruisseaux providing information of backland lots, shared driveways, common driveways and sidewalks. The information provided is for residential and commercial uses. The Board feels this may be an easier step, instead of building an entirely new subdivision. Potential possibilities

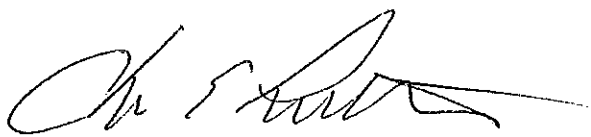
of having 3-4 (residential) homes use a common driveway. The Planning Board requests a copy of the backland lots bylaws from the Spring Annual Town Meeting 2009 and requests shared driveway bylaws for the following towns: Douglas, Northbridge and Sutton. Discussions shall continue to the next scheduled Planning Board meeting on September 8, 2010.

MOTION by Mr. Petrillo to cancel the August 25, 2010 Planning Board meeting. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MOTION by Mr. Leonardo to adjourn the meeting at 8:30 P.M. Seconded by Mr. Esposito, the motion carried unanimously.

The Board noted that Executive Session will not convene.

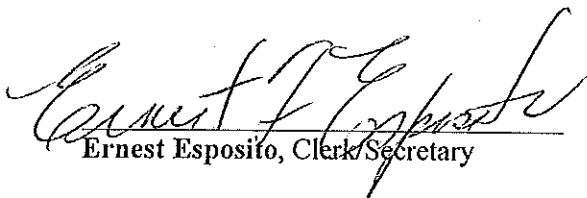
Respectfully Submitted by Donna C. Hardy, Planning Board Administrator



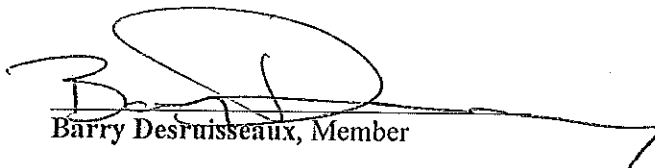
Charles, Lutton, Chairman



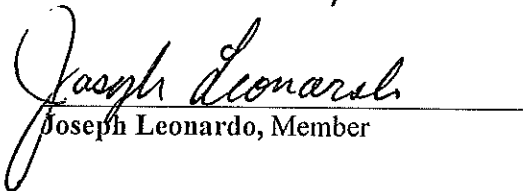
Peter Petrillo, Vice-Chair



Ernest Esposito, Clerk/Secretary



Barry Desruisseaux, Member



Joseph Leonardo, Member

9/8/2010
Date

