

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

OCT 28 '10 AM 10:53



Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, October 13, 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, Barry Desruisseaux, Peter Petrillo

**Planning Board Members Absent:** Joseph Leonardo 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.

**MOTION** by Mr. Petrillo to move the discussion for **FY11-02 Hunting Whip Lane – Application for a Definitive Plan Approval**. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**MOTION** by Mr. Petrillo to move Citizen Petition for the Acceptance of Cassie Lane, Citizen Petition for the Acceptance of Jodie Circle, Citizen Petition for the Acceptance of Julia Drive, Citizen Petition for the acceptance of Longmeadow Road, Citizen Petition for the Acceptance of Stanphyl Road and Citizen Petition for the Acceptance of Foxwood Lane, Deerview lane and Wildlife Drive, **Old/New Business:** Buttermilk Way and Rose Lane all out of order. Seconded by Mr. Desruisseaux, the motion carried unanimously.

The Chairman opened the public hearing.

The Planning Board received an update on 2010 FATM Street Acceptances from Mr. Benn Sherman, DPW Director dated October 13, 2010.

#### **CITIZEN PETITION FOR THE ACCEPTANCE OF CASSIE LANE**

To see if the Town will vote (a) to accept as a public way the street known as Cassie Lane as laid out by the Board of Selectmen, in the name and behalf of the Town, to acquire by gift easements and appurtenant rights in and for said way for the purposes for which other public ways are used in the Town; or to take any other action relating thereto. Said plans are recorded at the Worcester County Registry of Deeds as Plan Book 741, Page 14. Following discussion, **MOTION** by Mr. Desruisseaux to recommend the Planning Board issue a certificate of completion for Cassie Lane. Seconded by Mr. Petrillo, the motion carried unanimously.

#### **CITIZEN PETITION FOR THE ACCEPTANCE OF JODIE CIRCLE**

To see if the Town will vote (a) to accept as a public way the street known as Jodie Circle as laid out by the Board of Selectmen, a copy of which layouts are on file with the Town Clerk; (B) to authorize the Board of Selectmen in the name and behalf of the town to acquire by gift, purchase, or eminent domain the necessary fee interests or easements and appurtenant rights in and for said ways for the purposes for which public ways are used in town; and (C) to see what sums the Town will raise and appropriate or transfer from available funds for such purposes; or take any other action relating thereto. Said plans are recorded at the Worcester County Registry of Deeds as Plan Book 472, Page 15. Mr. Benn Sherman and the developer Mr. Ken Torian met on October 8, 2010 to discuss Jodie Circle and are waiting for the completion of the work and re-inspection to be done by the DPW.

Chairman Lutton explained to the audience that as of yet, Jodie Circle has not met the criteria needed. Documentation has not been received by the Planning Board to indicate if the road is complete.

**CITIZEN PETITION FOR THE ACCEPTANCE OF JULIA DRIVE**

To see if the Town will vote (a) to accept Julia Drive as a public way, laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk; (b) to authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, purchase, or eminent the necessary fee interests or easements and appurtenant rights in and for said way for the purposes for which public ways are used in the Town; and (c) to see what sums the Town will raise and appropriate or transfer from available funds for such purposes; or take any other action relating thereto. Said plans are recorded at the Worcester County Registry of Deeds as Plan Book 722, Page 28. Following discussion, **MOTION** by Mr. Petrillo to recommend the Planning Board issue a certificate of completion for Julia Drive. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**CITIZEN PETITION FOR THE ACCEPTANCE OF LONG MEADOW ROAD**

To see if the Town will vote (a) to accept Long Meadow Road as a public way, laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk; (b) to authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, purchase, or eminent the necessary fee interests or easements and appurtenant rights in and for said way for the purposes for which public ways are used in the Town; and (c) to see what sums the Town will raise and appropriate or transfer from available funds for such purposes; or take any other action relating thereto. Said plans are recorded at the Worcester County Registry of Deeds as Plan Book 706, Page 23. Following discussion, **MOTION** by Mr. Desruisseaux to recommend the Planning Board issue a certificate of completion for Long Meadow Road. Seconded by Mr. Petrillo, the motion carried unanimously.

**CITIZEN PETITION FOR THE ACCEPTANCE OF STANPHYL ROAD**

To see if the Town will vote (a) to accept Stanphyl Road as a public way, laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk; (b) to authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, purchase, or eminent the necessary fee interests or easements and appurtenant rights in and for said way for the purposes for which public ways are used in the Town; and (c) to see what sums the Town will raise and appropriate or transfer from available funds for such purposes; or take any other action relating thereto. Said plans are recorded at the Worcester County Registry of Deeds as Plan Book 725, Page 90. Following discussion, **MOTION** by Mr. Desruisseaux to recommend the Planning Board issue a certificate of completion for Stanphyl Road. Seconded by Mr. Petrillo, the motion carried unanimously.

**CITIZEN PETITION FOR THE ACCEPTANCE OF FOXWOOD LANE, DEER VIEW LANE AND WILDLIFE DRIVE**

To see if the Town will vote (a) to accept Foxwood Lane, Deer View Lane and Wildlife Drive as a public ways, laid out by the Board of Selectmen, a copy of which layout is on file with the Town Clerk; (b) to authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, purchase, or eminent the necessary fee interests or easements and appurtenant rights in and for said way for the purposes for which public ways are used in the Town; and (c) to see what sums the Town will raise and appropriate or transfer from available funds for such purposes; or take any other action relating thereto. Said plans are recorded at the Worcester County Registry of Deeds as Plan Book 722, Page 28; Plan Book 725, Pages 89 and 90; Plan Book 706, Page 23.

Following discussion, **MOTION** by Mr. Petrillo to recommend the Planning Board issue a certificate of completion for Foxwood Lane. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Following discussion, **MOTION** by Mr. Desruisseaux to recommend the Planning Board issue a certificate of completion for Deer View Lane. Seconded by Mr. Petrillo, the motion carried unanimously.

Following discussion, **MOTION** by Mr. Desruisseaux to recommend the Planning Board issue a certificate of completion for Wildlife Drive. Seconded by Mr. Petrillo, the motion carried unanimously.

Chairman Lutton explained to the audience that the Certificate of Completion is complete, however the layout of the streets still need to be done.

### **FY11-02 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. Chairman Lutton opened the public hearing. Mr. Mark Anderson with Heritage Design Group was present. Mr. Anderson discussed details concerning a Deed Restriction for the abutters. Per the Deed Restriction, there will be a twenty (20') foot no cut buffer zone (easement) for Mr. Eli Richardson, Ms. Jane Gilmore and further away from Ms. Marcia Ferro's property. Hunting Whip Lane will remain private in perpetuity. Mr. Anderson indicated that plantings of white pine trees will be placed on Ms. Gilmore's property. Mr. Anderson also indicated that there are a few proposed waivers for Hunting Whip Lane. The proposed waiver request list is as follows:

- 1) Section 4.A.1.g (Intersect at Right Angles) Waive the requirement for streets to be laid out so as to intersect at right angles.
- 2) 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.
- 3) 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.
- 4) Section 4.A.6 (Sight Distance) Waive the requirement for a stopping sight distance and an intersection sight distance to be shown on the plans.
- 5) Section 5.B.1 (Street and Roadway Preparations) Waive the requirement to clear the entire right of way.
- 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.5 (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) 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.

Following discussion, MOTION by Mr. Petrillo to the close the public hearing for FY11-02 Hunting Whip Lane – Application for a Definitive Plan Approval. Seconded by Mr. Desruisseaux, the motion carried unanimously. The conditions will be addressed at the next scheduled meeting on October 27, 2010.

MOTION by Mr. Petrillo to move the discussion for Amend Chapter 400 Article V General Regulations of the Zoning Bylaws – Common Driveways out of order. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MOTION by Mr. Petrillo to move ANR Plan – 143 Rivulet Street, Lot #5 (Map 11, Parcel 2436) out of order. Seconded by Mr. Desruisseaux, the motion carried unanimously.

ANR Plan – 143 Rivulet Street, Lot #5 (Map 11, Parcel 2436) – Mr. Gerald W. Baker, Jr. was present and discussed the ANR plan. Chairman Lutton stated that this ANR plan has been to court and has been found by the court to be a constructed design. The ANR plan is presented before the Planning Board as a formality. Following discussion, MOTION by Mr. Petrillo to accept the plan of land in Uxbridge, MA prepared by Hawk Consulting, Inc. for Gerald W. Baker & Robert S. Baker dated 7/24/2010. Chairman Lutton made a comment, stated that this is

made by the order of the courts. The Planning Board had no other choice but to accept the ANR plan. Seconded by Mr. Desruisseaux, the motion carried unanimously. The Planning Board signed the mylar plans.

**MOTION** by Mr. Petrillo to move the discussion for **Amend Chapter 400 Article V General Regulations of the Zoning Bylaws – Common Driveways** out of order. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**MOTION** by Mr. Petrillo to move **Old/New Business – Davis Heights** out of order. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**Davis Heights (Glen Street and Lee Street)** – Mr. Mark Anderson with Heritage Design Group was present. Mr. David Hogue, a resident on 55 Glen Street and point of contact for the residents of this subdivision was also present. Mr. Anderson states that in 2008, this subdivision was completely accepted by the Planning Board, DPW and Graves Engineering, except for 4 additional items need to be addressed, which included a title problem with ownership of the road, two (2) manholes to be cleaned and a detention basin to be mowed. On May 18, 2010, the DPW, Heritage Design Group and Mr. John Foley (abutter to property) had a site visit (per site visit report dated 6/9/10 from Mr. Benn Sherman, DPW Director). Mr. Foley showed DPW and Heritage Design Group the areas where Mr. Foley felt the water was bypassing the detention basin and discharging directly onto this property, thus causing washouts along his asphalt driveway. Mr. Sherman indicated in the Davis Heights site visit report that the DPW has not received an action plan from Heritage Design Group. Marinella Construction has provided all as-built plans, road acceptance plans and any other legal documents to the residents of Davis Heights to pursue road acceptance. Mr. Anderson stated the initial amount of the bond was released and the surety level is now set at \$35,326.15. The residents are now working with Northern Development to attempt to bring the road to street acceptance for Spring Annual Town Meeting 2011. Mr. Hogue inquired if obtaining a list of what needs to be done for street acceptance. Mr. Anderson and his client will not provide any additional funds for this subdivision. Mr. Benn Sherman, DPW Director previously informed the Planning Board office that Graves Engineering should provide the Planning Board with an update on the responses to their inspection memorandums. Mr. Sherman will be providing a memorandum of the work provided on the basin issue. Following discussion, the Planning Board scheduled a site visit for October 15<sup>th</sup> at 2:30 pm. The Planning Board will continue discussions to the next Planning Board meeting on October 27, 2010.

**MOTION** by Mr. Petrillo to move the discussion for **Amend Chapter 400 Article V General Regulations of the Zoning Bylaws – Common Driveways** out of order. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**MOTION** by Mr. Petrillo to move **FY-11-01 Conservation Design - Vanderzicht, Application for a Definitive Plan Approval & a Special Permit Application** out of order. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**FY-11-01 Conservation Design - Vanderzicht, Application for a Definitive Plan Approval & a Special Permit Application cont'd** – 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. Attorney Henry Lane was present and provided a revised small copy of the Conservation Design – Vanderzicht plans dated October 15, 2010. Attorney Lane will provide two (2) large set of plans to the Planning Board office within the following week. The Planning Board will continue discussions to their next scheduled meeting on October 27, 2010.

**AMEND CHAPTER 400 ARTICLE V GENERAL REGULATIONS OF THE ZONING BYLAWS – COMMON DRIVEWAYS**

To see if the Town will vote to amend Chapter 400 ARTICLE V General Regulations of the ZONING BYLAWS by inserting the following language in the currently reserved section 400-15 to be titled COMMON DRIVEWAYS

#### 400-15 Common Driveways

##### A. Purpose

The purpose of this by-law is to promote public safety; avoid the alteration of the physical appearance of the land; minimize the alteration of wetland resource areas and topographical characteristics, including the removal of rock outcrops, significant fill or grading, removal of trees and other vegetation, or the removal of buildings of historical or architectural merit. All driveways shall be constructed in a manner ensuring reasonable and safe access for all vehicles including, but not limited to, emergency, fire and police vehicles.

##### B. Applicability

1. Common driveways, serving not more than two (2) lots are allowed by right.
2. Common driveways serving between three (3) and four (4) lots may be allowed by special permit in all zoning districts. Common driveways may not serve more than four (4) lots.

##### C. Special Permit Granting Authority

The Planning Board shall be the Special Permit Granting Authority for three (3) or more common driveways.

1. The Planning Board shall consider recommendations from the Police Chief, the Fire Chief, the Highway Superintendent and the Town Engineer.
2. The Planning Board may establish and assess reasonable fees for the permit application.
3. Strict compliance with the requirements of this by-law may be waived when, in the judgment of the Planning Board, such action is in the public interest and not inconsistent with this by-law. In waiving strict compliance, the Board may require such alternative conditions as will serve substantially the same objective as the standards being waived. Further, the Planning Board may adopt, and from time to time amend regulations, policies, or lend guidance in the implementation and administration of this by-law.

##### D. Administration

The submittal package shall include the Special Permit Application Form, a certified abutters list for all property owners within 300 feet of the properties being served, a plan showing the proposed driveway presented at a suitable scale to show the scope and intent of the proposed project, and the permit application fee as identified herein. Applicants for common driveway approval shall submit twelve (12) copies of the application package to the Planning Board office. Within three (3) business days thereafter the Planning Board shall forward a copy of the application to the Police Chief, Fire Chief, Highway Superintendent and the Town Engineer.

##### E. Design Requirements

1. Lots to be served shall have at least the minimum required frontage on a town way as required by the Zoning By-law in effect at the time they were created.
2. Lots to be served by a common driveway must meet the dimensional standards of the Zoning By-law in effect at the time they were created.
3. The common driveway shall be located entirely within the boundaries of the lots being served thereby.
4. The Grade of the Common Driveway shall not exceed 10% unless the Planning Board shall grant a waiver of this requirement after a determination that said driveway will provide safe and reasonable access for vehicles.
5. The Driveway Centerline intersection with the street centerline shall not be less than (forty-five) 45 degrees.
6. No driveway will be constructed that ties to an accepted Town way in a manner that interferes with Town road drainage.

##### F. Construction and Operational Requirements

1. The Driveway Centerline intersection with the street centerline shall not be less than (forty-five) 45 degrees.
2. No driveway will be constructed that ties to an accepted Town way in a manner that interferes with Town road drainage.
3. The Common Driveway shall have a minimum cleared width of eighteen (18) feet if less than or equal to three hundred (300) feet in length, and twenty-two (22) feet if greater than three hundred (300) feet in length.
4. Driveways shall be constructed with a durable material, graded and suitably maintained to the extent necessary to avoid any nuisance by reason of erosion or water flow onto adjoining property.
5. A paved apron of at least twenty (20) feet in length shall be constructed at the Common Driveway - street intersection to ensure that dirt and debris is not tracked into the street.
6. No parking shall be allowed on the commonly used portion of the common driveway.
7. The house numbers of the lots serviced by the common driveway shall be clearly posted at both the street and the split in the common driveway.

#### G. Required Documents

Proposed documents shall be submitted to the Planning Board demonstrating, to the satisfaction of the Planning Board, that, through easements, restrictive covenants or other appropriate legal devices, the maintenance, repair, snow removal and liability of the common driveway shall remain perpetually the responsibility of the private parties or their successors-in- interest.

1. Said documents shall be recorded at the Registry of Deeds, and a copy of said recorded documents shall be provided to the Planning Board prior to issuance of a building permit for any structure to be served by the common driveway.
2. A covenant shall be entered into between the owner or developer and the Town, in a form acceptable to the Planning Board, prohibiting the issuance of an occupancy permit for any structure to be served by the common driveway until such time as the common driveway has been constructed in accordance with this Bylaw.
3. Completion of Declaration of Common Driveway Maintenance Covenant.

Or take any other action related thereto.

Following discussion, **MOTION** by Mr. Desruisseaux to recommend favorable action to Amend Chapter 400 Article V General Regulations of the Zoning Bylaws – Common Driveways. Seconded by Mr. Petrillo, the motion carried 3-0.

#### **AMEND CHAPTER 400 ARTICLE VII SPECIAL RESIDENTIAL REGULATIONS OF THE ZONING BYLAWS – RETREAT LOTS**

To see if the Town will vote to amend Chapter 400 ARTICLE VI Special Residential Regulations of the ZONING BYLAWS by inserting the following language in the currently reserved section 400-32 to be titled RETREAT LOTS:

For the purpose of providing reasonable use of backland, for single family residential use, there may be established so called retreat lots, also called pork chop lots or hammer head lots, the building upon which may be authorized by the Planning Board subject to the following conditions:

- A. Such lot shall be entirely within residential zoning district R-A, R-B, R-C or the Agriculture Zone.
- B. Such lot shall have a minimum street frontage of (thirty) 30 feet and a width of not less than thirty (30) feet at all points between the street and the nearest part of the principal building.
- C. The area of such lot shall be at least 1.5 times the minimum area otherwise required.
- D. Such lot shall otherwise be in compliance with all other requirements of the Zoning Bylaws applicable to the zoning district in which such lot is located.
- E. Such lot shall not have contiguous frontage with any other lot owned by the same individual, group of individuals, or other common entity that has been granted a building permit pursuant to this section.

- F. No building permit shall be issued pursuant to this section unless such lot is situated on a public way/private way in the Town of Uxbridge.
- G. Any dwelling constructed on such lot shall be a single-family home.
- H. Once a retreat lot with reduced frontage is approved by the Planning Board, it can not be subsequently divided into further lots.

Or take any other action related thereto.

Following discussion, **MOTION** by Mr. Desruisseaux to recommend favorable action to Amend Chapter 400 Article V General Regulations of the Zoning Bylaws – Common Driveways. Seconded by Mr. Petrillo, the motion carried 3-0.

**AMEND THE ZONING BYLAWS SECTION 400-13, APPENDIX B – TABLE OF DIMENSIONAL REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaws Section 400-13, Appendix B – Table of Dimensional Requirements, footnote 3 by adding the language after the word “Plus” ...”for an Apartment House...” and deleting the word “dwelling” and replacing it with “apartment”. The amended footnote should read “Plus, for an Apartment House, 8,000 square feet per additional apartment unit over one (1) up to four (4) apartment units per lot.

Citizen Petition applicant not present at the meeting. **MOTION** by Mr. Desruisseaux to continue discussions to Amend the Zoning Bylaws Section 400-13, Appendix B – Table of Dimensional Requirements, to the next Planning Board meeting on October 20, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

**AMEND ARTICLE X, DEFINITIONS**

To see if the Town will vote to amend the text of article 13 as passed at the May 11, 2010 Annual Town Meeting by amending Chapter 400 of the Town of Uxbridge Zoning Bylaws in the following manner:

1. Amend ARTICLE X, DEFINITIONS by adding:  
 “Life Science and Life Science Technology: Any of the several branches of science and technology that deal with living organisms and their organization. The use, production, manufacture, or storage of Recombinant DNA is prohibited without first obtaining a PERMIT issued by the Board of Health”.
2. Amend Appendix A, Table of Use Regulations by adding under “D. Commercial Uses” the following:  
 “Life Science and Life Science Technology” and by placing the letters “N” in the columns R-A, R-B, R-C, and A; and “Y” in the columns “B” and “P”. And by adding to the “Key” at the end of the table of uses: “The use, production, manufacture, or storage of Recombinant DNA is prohibited without first obtaining a PERMIT issued by the Board of Health”.

Petition applicant not present at the meeting. **MOTION** by Mr. Desruisseaux to continue discussions to Amend Article X, Definitions to the next Planning Board meeting on October 20, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

**Old/New Business:**

**CITIZEN PETITION FOR THE ACCEPTANCE OF BUTTERMILK WAY**

To see if the Town will vote (a) to accept as a public way the street known as Buttermilk Way as laid out by the Board of Selectmen, and further authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift easements and appurtenant rights in and for said way for the purposes for which other public ways are used in the Town; or to take any other action relating thereto. Said plans recorded at the Worcester County Registry of Deeds as Plan Book 738, Page 40. Following discussion, **MOTION** by Mr. Desruisseaux to recommend the Planning Board issue a certificate of completion for Buttermilk Way. Seconded by Mr. Petrillo, the motion carried unanimously.

**CITIZEN PETITION FOR THE ACCEPTANCE OF ROSE LANE**

To see if the Town will vote (a) to accept as a public way the street known as Rose Lane as laid out by the Board of Selectmen, and further authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift easements and appurtenant rights in and for said way for the purposes for which other public ways are used in the Town; or to take any other action relating thereto. Said plans are recorded at the Worcester County Registry of Deeds as Plan Book 786, Page 71. Following discussion, **MOTION** by Mr. Desruisseaux to recommend the

Planning Board issue a certificate of completion for Rose Lane. Seconded by Mr. Petrillo, the motion carried unanimously.

**Meadow Valley Estates (Sandwedge Drive) – Reduction bond request**

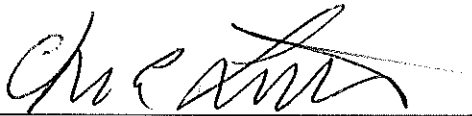
Chairman Lutton signed the Subdivision Bonding for Sandwedge Drive – Meadow Valley Estates letter to be sent by certified mail on October 14, 2010 to applicant.

**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated September 22, 2010. Seconded by Mr. Petrillo, the motion carried unanimously.

**MOTION** by Mr. Desruisseaux to adjourn the meeting at 8:06 P.M. Seconded by Mr. Petrillo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

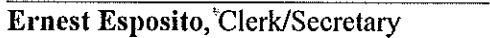
Respectfully Submitted by Donna C. Hardy, Planning Board Administrator



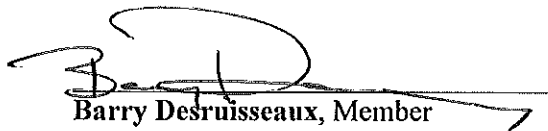
Charles, Lutton, Chairman



Peter Petrillo, Vice-Chair



Ernest Esposito, Clerk/Secretary



Barry Desruisseaux, Member



Joseph Leonardo, Member

Date 10/27/10