

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

FEB 1 '11 AM 9:32



Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, December 8, 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 Peter Petrillo, Barry Desruisseaux and Ernest Esposito

Planning Board Members Absent: Joseph Leonardo

Others Present: Donna C. Hardy, Planning Board Administrative Assistant

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 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 County Registry of Deeds Plan Book 15031, Page 61. Mr. Stephen O'Connell with Andrews Survey & Engineering sent a letter as a formal request to continue the public hearing at the next scheduled public hearing of the Planning Board. In addition, the applicant grants a 60-day extension to the period in which the Planning Board needs to take action. Following discussion, **MOTION** by Mr. Desruisseaux to grant a continuance **FY-11-01 Conservation Design - Vanderzicht, Application for a Definitive Plan Approval & a Special Permit Application** to the next scheduled Planning Board meeting on January 12, 2011. Seconded by Mr. Petrillo, the motion carried unanimously.

FY11-03 Davis Circle, Application for a Definitive Plan Approval – The owner/applicant of record West Hartford Properties, LLC is seeking a Definitive Plan Approval for Davis Circle subdivision, located northerly by Hartford Avenue West, easterly by New England Power Co., southerly by Bangma and westerly by Lavallee. The property has three (3) proposed lots and is shown on the Town of Uxbridge Assessor's Map 304, Parcel 3881. The plan is recorded in the Worcester County Registry of Deeds Plan Book 44999, Page 242. Mr. Byron Andrews with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Mr. Andrews requests Graves Engineering be contacted to receive a cost estimate for this project. Following discussion, **MOTION** by Mr. Desruisseaux to continue discussions for **FY11-03 Davis Circle, Application for a Definitive Plan Approval** to the next scheduled Planning Board meeting on January 12, 2011. Seconded by Mr. Petrillo, the motion carried unanimously.

OLD/NEW BUSINESS:

Arbor Estates (Rose Lane) – Request to reduce the bond to zero for Rose Lane. Following discussion, **MOTION** by Mr. Esposito of reducing the bond to zero (\$0) for Rose Lane of Arbor Estates. Seconded by Mr. Petrillo, the motion carried unanimously. The street for this subdivision, Rose Lane was accepted at the Town of Uxbridge Fall Annual Town Meeting on November 17, 2010. The street was recorded in the Worcester County Registry of Deeds Plan Book 46740, Page 122 and is effective December 1, 2010.

Pastures at Elmwood (Buttermilk Way) – Release of site bond for Buttermilk Way. Following discussion, **MOTION** by Mr. Desruisseaux to release the bond amount of \$58,860.00 for bond #195464 for Buttermilk Way of Pastures at Elmwood. Seconded by Mr. Petrillo, the motion carried unanimously. The street for this subdivision, Buttermilk Way was accepted at the Town of Uxbridge Fall Annual Town Meeting on November 17, 2010. The street was recorded in the Worcester County Registry of Deeds Plan Book 46740, Pages 109, 111 and 113, which was effective December 1, 2010.

Commerce Drive – Release of site bond for Commerce Drive. Following discussion, MOTION by Mr. Desruisseaux to release the bond amount of \$90,785.95 for bond #NEIFSU0391693 for Commerce Drive. Seconded by Mr. Petrillo, the motion carried unanimously. Commerce Drive was accepted at the Town of Uxbridge Spring Annual Town Meeting on May 12, 2009. The street was recorded in the Worcester County Registry of Deeds Plan Book 44832, Page 108 and is effective September 14, 2009.

Davis Heights (Glen Street & Lee Street) – Mr. Jason Geshelin (point of contact for subdivision), a resident on 45 Glen Street came forward to discuss Davis Heights. Earlier in the day on December 8, 2010, Heritage Design Group delivered Davis Heights plans revision 2 dated October 27, 2010 (time-stamped December 8, 2010). Chairman Lutton spoke with Graves Engineering to discuss the cost for the review. The cost for the final review is \$500.00. Following discussion, MOTION by Mr. Desruisseaux to reconsider the bond reduction for Davis Heights. Seconded by Mr. Petrillo, the motion carried unanimously. On November 14, 2007, the Planning Board set an Administrative Fee at 10% (calculated using the DPW construction values as the base). Following discussion, MOTION by Mr. Desruisseaux to reduce the bond amount to \$3,500 for Davis Heights - Glen Street and Lee Street. Seconded by Mr. Petrillo, the motion carried unanimously. Additional discussions included, if any clerical or mislabeling of the plans would be covered under the administrative costs.

2011 Meeting schedule – The Town Clerk’s office no longer requires a 2011 Calendar Meeting Schedule completed for the year.

172 Pond Street (Map 34, Parcel 184) – Recent inquiry from resident at this address, pertaining to questions relating to the possibility of an ANR application of the possibility of purchasing land on Pond Street. Resident did not appear at the Planning Board meeting.

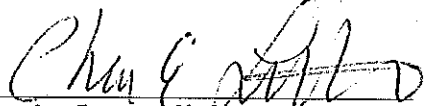
Hunting Whip Certificate of Approval of Definitive Subdivision Plan – The Planning Board reviewed the certificate of approval. Chairman Lutton requests a draft copy be sent to Heritage Design Group for review and to attend the next Planning Board meeting. The Planning Board shall continue discussions at the next Planning Board meeting on January 12, 2011.

MINUTES. The Planning Board shall review and sign the November 10, 2010 meeting minutes at the next scheduled meeting on January 12, 2011.

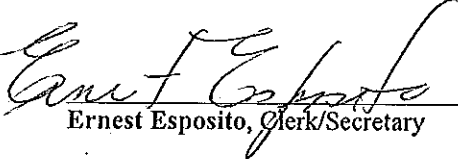
MOTION by Mr. Esposito to adjourn the meeting at 7:50 P.M. Seconded by Mr. Desruisseaux, the motion carried unanimously.

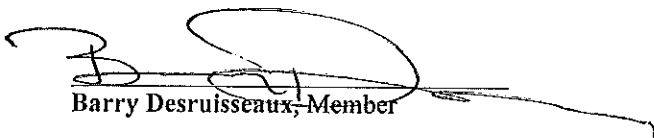
The Board noted that Executive Session will not convene.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant


Charles, Lutton, Chairman


Peter Petrillo, Vice-Chair


Ernest Esposito, Clerk/Secretary


Barry Desruisseaux, Member

Joseph Leonardo, Member

1/31/2011
Date