

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, February 9, 2011, 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:** Vice-Chair Peter Petrillo, Barry Desruisseaux, Joseph Leonardo and Ernest Esposito

**Planning Board Members Absent:** Chairman Charles Lutton

**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, Acting Chair Peter Petrillo 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. Mr. Peter Lavoie with Guerriere & Halnon was present and spoke on behalf of the applicant. Following discussion, **MOTION** by Mr. Desruisseaux to grant the applicant's written request for a continuance for FY10-03 Ledgemere Country IV to the next Planning Board meeting scheduled on March 9, 2011. Seconded by Mr. Leonardo, the motion carried unanimously. In addition, the applicant grants a 90-day extension to the period in which the Planning Board needs to take action.

**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. Following discussion, **MOTION** by Mr. Desruisseaux to grant the applicant's written request for a continuance for FY10-04 Ledgemere Country V to the next Planning Board meeting scheduled on March 9, 2011. Seconded by Mr. Leonardo, the motion carried unanimously. In addition, the applicant grants a 90-day extension to the period in which the Planning Board needs to take action.

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

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

**Davis Heights (Glen Street & Lee Street)** – The Planning Board has received no new information. The Planning Board will continue discussions at their next scheduled meeting.

**James F. Smith, Definitive Subdivision Plan (off Albee Road)** – Mr. Stephen O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Following discussion, **MOTION** by Mr. Desruisseaux to continue FY11-04 Definitive Subdivision Plan for James F. Smith to the next scheduled Planning Board meeting on February 23, 2011. Seconded by Mr. Esposito, the motion carried unanimously. The waiver request list is as follows:

- 1) Section 3.B.2.k. *Proposed layout of storm drainage, water supply and sewage disposal systems.* The applicant requests a waiver from a formal closed pipe storm drainage system. The increase in post-development runoff for the proposed roadway is negligible and will be directed onto the property by a grassed swale along the proposed 18' wide road. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 3.B.2.k. Proposed layout of storm drainage, water supply and sewage disposal systems." for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Desruisseaux, the motion carried unanimously.
- 2) Section 3.B.3.a. *Performance Guarantee - Final approval with bonds or surety.* Before approval of a Definitive Plan of a subdivision, the subdivider shall either file a performance bond or deposit money or negotiable securities in an amount determined by the Board to be sufficient to cover the cost of all, or any part of the improvements specified in Section 5, or follows the procedures outlined in "b" below. Such bond or security if filed or deposited shall be approved as to form and manner of execution by the Town Counsel and as to sureties by the Selectmen or Town Treasurer and shall be contingent on the completion of such improvements within the time set by the Planning Board. The applicant requests a waiver from the construction of a subdivision road and therefore the performance guarantee associated with such construction. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 3.B.3.a. Performance Guarantee" for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Desruisseaux, the motion carried unanimously.
- 3) Section 3.B.3.b. *Final approval with conditions - Instead of filing a bond or depositing surety, the subdivider may request approval of his Definitive Plan on condition that no lot in the subdivision shall be sold and no building shall be erected thereon until the improvements specified in Section 5 are constructed and installed so as to serve the lots adequately. Such conditions shall be endorsed upon the plan or contained in a separate vote or agreement, which shall be referred to on the plan and recorded in the Registry of Deeds. When the subdivider has completed the required improvements specified in Section 5 for any lots in a subdivision, he may request a Release of Conditions for said lots. If the improvements have been completed to the satisfaction of the Board, the Board will then execute and deliver to the subdivider such Release, which shall be in form for recording in the Registry of Deeds. Thereafter the conditions for relating to such lots and so released shall terminate.* The applicant requests a waiver from the construction of a subdivision road and therefore the requirement for a final approval or acceptance of the road. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 3.B.3.b. Final approval with conditions" for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Desruisseaux, the motion carried unanimously.
- 4) Section 4.A.1.h. *Property lines at street intersections shall be rounded or cut back to provide for a curb radius or right of way of not less than twenty-five (25) feet.* The applicant requests a waiver from this requirement associated with the construction of a subdivision road. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 4.A.1.h. Property lines at street intersections shall be rounded or cut back to provide for a curb radius or right of way of not less than twenty-five (25) feet." for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Desruisseaux, the motion carried unanimously.
- 5) Section 4.A.3.b. *Grades of turnarounds on dead-end streets shall not be less than 0.75% nor more than 2.0%.* The applicant requests a waiver from this requirement associated with the construction of a subdivision road. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 4.A.3.b Grades of turnarounds on dead-end streets shall not be less than 0.75% nor more than 2.0%." for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Desruisseaux, the motion carried unanimously.

- 6) Section 4.A.4.a. *Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred (100) feet and a property line diameter of at least one hundred twenty (120) feet, or such diameters as approved by the Planning Board.* The applicant requests a waiver from this requirement. In lieu of a paved cul-de-sac the applicant proposes a compacted gravel turn-around of sufficient length and width to accommodate a fire engine. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 4.A.4.d. A 50' right of way shall be provided for the future expansion of the roadway on a dead-end street." for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Desruisseaux, the motion carried unanimously.
- 7) Section 4.A.4.d . *A 50' right of way shall be provided for the future expansion of the roadway on a dead-end street.* The applicant requests a waiver from this requirement. The remaining land available to the proponent affords multiple development options and the extension of the proposed road is not required to do so. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 4.A.6.a & b. Sight Distance, Intersections and Curvatures" for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Desruisseaux, the motion carried unanimously.
- 8) Section 5.C *Street and Roadway Specifications* The applicant requests a waiver from these requirements associated with the construction of a conventional subdivision road. The proposed roadway shall be constructed using standard construction practices, remain private for perpetuity, and never be offered for acceptance by the Town of Uxbridge. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 5.C Street and Roadway Specifications" for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 9) Section 5.D *Utilities* The applicant requests a waiver from these requirements associated with the construction of a conventional subdivision road. The proposed roadway shall be constructed using standard construction practices, remain private for perpetuity, and never be offered for acceptance by the Town of Uxbridge. Electric, telephone, and cable utilities shall be installed in accordance with utility company requirements. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 5.D Utilities" for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 10) Section 5.E. *Sidewalks* The applicant requests a waiver from this requirement associated with the construction of a conventional subdivision road. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 5.E Sidewalks" for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 11) Section 5.H *Standard Cross Section* The applicant requests a waiver from the Standard Cross Section and has proposed an alternate cross section. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 5.H Standard Cross Section" for FY11-04 Definitive Subdivision for James F. Smith for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.

Davis Circle (Remmi Lee Way) - Mr. Stephen O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Following discussion, MOTION by Mr. Desruisseaux to continue FY11-03

Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan to the next scheduled Planning Board meeting on February 23, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

The waiver request is as follows:

- 1) Section 3.B.2.k. Proposed layout of storm drainage, water supply and sewage disposal systems. Following discussion, **MOTION** by Mr. Desruisseaux to allow the waiver titled "Section 3.B.2.k. Proposed layout of storm drainage, water supply and sewage disposal systems." for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 2) Section 3.B.3.a Performance Guarantee - Final approval with bonds or surety. Before approval of a Definitive Plan of a subdivision, the subdivider shall either file a performance bond or deposit money or negotiable securities in an amount determined by the Board to be sufficient to cover the cost of all, or any part of the improvements specified in Section 5, or follows the procedures outlined in "b" below. Such bond or security if filed or deposited shall be approved as to form and manner of execution by the Town Counsel and as to sureties by the Selectmen or Town Treasurer and shall be contingent on the completion of such improvements within the time set by the Planning Board. **The applicant requests a waiver from the construction of a subdivision road and therefore the performance guarantee associated with such construction.** Following discussion, **MOTION** by Mr. Desruisseaux to allow the waiver titled "Section 3.B.3.a Performance Guarantee." for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 3) Section 3.B.3.b. Final approval with conditions – Instead of filing a bond or depositing surety, the subdivider may request approval of his Definitive Plan on condition that no lot in the subdivision shall be sold and no building shall be erected thereon until the improvements specified in Section 5 are constructed and installed so as to serve the lots adequately. Such conditions shall be endorsed upon the plan or contained in a separate vote or agreement, which shall be referred to on the plan and recorded in the Registry of Deeds. When the subdivider has completed the required improvements specified in Section 5 for any lots in a subdivision, he may request a Release of Conditions for said lots. If the improvements have been completed to the satisfaction of the Board, the Board will then execute and deliver to the subdivider such Release, which shall be in form for recording in the Registry of Deeds. Thereafter the conditions for relating to such lots and so released shall terminate. **The applicant requests a waiver from the construction of a subdivision road and therefore the requirement for a final approval or acceptance of the road.** Following discussion, **MOTION** by Mr. Desruisseaux to allow the waiver titled "Section 3.B.3.b. Final approval with conditions." for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 4) Section 4.A.1.h. Property lines at street intersections shall be rounded or cut back to provide for a curb radius or right of way of not less than twenty-five (25) feet. **The applicant requests a waiver from this requirement associated with the construction of a subdivision road.** Following discussion, **MOTION** by Mr. Desruisseaux to allow the waiver titled "Section 4.A.1.h. Property lines at street intersections shall be rounded or cut back to provide for a curb radius or right of way of not less than twenty-five (25) feet." for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 5) Section 4.A.3.b Grades of turnarounds on dead-end streets shall not be less than 0.75% nor more than 2.0%. **The applicant requests a waiver from this requirement associated with the construction of a subdivision road.** Following discussion, **MOTION** by Mr. Desruisseaux to allow the waiver titled "Section 4.A.3.b Grades of turnarounds on dead-end streets shall not be less than 0.75% nor more than 2.0%." for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.

- 6) Section 4.A.4.a Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred (100) feet and a property line diameter of at least one hundred twenty (120) feet, or such diameters as approved by the Planning Board. The applicant requests a waiver from this requirement. In lieu of a paved cul-de-sac the applicant proposes a compacted gravel turn-around of sufficient length and width to accommodate a fire engine. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 4.A.4.a Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred (100) feet and a property line diameter of at least one hundred twenty (120) feet, or such diameters as approved by the Planning Board." for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 7) Section 4.A.4.d. A 50' right of way shall be provided for the future expansion of the roadway on a dead-end street. The applicant requests a waiver from this requirement. The remaining land available to the proponent affords multiple development options and the extension of the proposed road is not required to do so. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 4.A.4.d. A 50' right of way shall be provided for the future expansion of the roadway on a dead-end street." for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 8) Section 5.C Street and Roadway Specifications  
The applicant requests a waiver from these requirements associated with the construction of a conventional subdivision road. The proposed roadway shall be constructed using standard construction practices, remain private for perpetuity, and never be offered for acceptance by the Town of Uxbridge. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 5.C Street and Roadway Specifications" for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 9) Section 5.D Utilities  
The applicant requests a waiver from these requirements associated with the construction of a conventional subdivision road. The proposed roadway shall be constructed using standard construction practices, remain private for perpetuity, and never be offered for acceptance by the Town of Uxbridge. Electric, telephone, and cable utilities shall be installed in accordance with utility company requirements. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 5.D Utilities" for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 10) Section 5.E Sidewalks  
The applicant requests a waiver from this requirement associated with the construction of a conventional subdivision road. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 5.E Sidewalks" for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.
- 11) Section 5.H Standard Cross Section  
The applicant requests a waiver from the Standard Cross Section and has proposed an alternate cross section. Following discussion, MOTION by Mr. Desruisseaux to allow the waiver titled "Section 5.H Standard Cross Section" for FY11-03 Davis Circle for a Certificate of Approval of a Definitive Subdivision Plan. Seconded by Mr. Leonardo, the motion carried unanimously.

Vanderzicht subdivision (off Williams Street) - Mr. Stephen O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Following discussion, MOTION by Mr. Desruisseaux to

continue FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht to the next scheduled Planning Board meeting on February 23, 2011. Seconded by Mr. Esposito, the motion carried unanimously. The waiver request is as follows:

- 1) **Section 3.B.2.k. Proposed layout of storm drainage, water supply and sewage disposal systems.**  
The applicant requests a waiver from this requirement associated with the construction of a subdivision road. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 3.B.2.k. Proposed layout of storm drainage, water supply and sewage disposal systems." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.
- 2) **Section 3.B.2.k. Proposed layout of storm drainage, water supply and sewage disposal systems.**  
The applicant requests a waiver from this requirement associated with the construction of a subdivision road. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 3.B.2.k. Proposed layout of storm drainage, water supply and sewage disposal systems." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.
- 3) **Section 3.B.3.a. Performance Guarantee – Final approval with bonds or surety.** Before approval of a Definitive Plan of a subdivision, the subdivider shall either file a performance bond or deposit money or negotiable securities in an amount determined by the Board to be sufficient to cover the cost of all, or any part of the improvements specified in Section 5, or follows the procedures outlined in "b" below. Such bond or security if filed or deposited shall be approved as to form and manner of execution by the Town Counsel and as to sureties by the Selectmen or Town Treasurer and shall be contingent on the completion of such improvements within the time set by the Planning Board. The applicant requests a waiver from the construction of a subdivision road and therefore the performance guarantee associated with such construction. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 3.B.3.a. Performance Guarantee" for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.
- 4) **Section 3.B.3.b. Final approval with conditions –** Instead of filing a bond or depositing surety, the subdivider may request approval of his Definitive Plan on condition that no lot in the subdivision shall be sold and no building shall be erected thereon until the improvements specified in Section 5 are constructed and installed so as to serve the lots adequately. Such conditions shall be endorsed upon the plan or contained in a separate vote or agreement, which shall be referred to on the plan and recorded in the Registry of Deeds. When the subdivider has completed the required improvements specified in Section 5 for any lots in a subdivision, he may request a Release of Conditions for said lots. If the improvements have been completed to the satisfaction of the Board, the Board will then execute and deliver to the subdivider such Release, which shall be in form for recording in the Registry of Deeds. Thereafter the conditions for relating to such lots and so released shall terminate. The applicant requests a waiver from the construction of a subdivision road and therefore the requirement for a final approval or acceptance of the road. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 3.B.3.b. Final approval with conditions." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.
- 5) **Section 4.A.1.h. Property lines at street intersections shall be rounded or cut back to provide for a curb radius or right-of-way of not less than twenty-five (25) feet.** The applicant requests a waiver from this requirement associated with the construction of a subdivision road. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 4.A.1.h." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.

- 6) **Section 4.A.3.b. Grades of turnarounds on dead-end streets shall not be less than 0.75% nor more than 2.0%. The applicant requests a waiver from this requirement associated with the construction of a subdivision road. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 4.A.3.b." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.**
- 7) **Section 4.A.4.a. Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred (100) feet and a property line diameter of at least one hundred twenty (120) feet, or such diameters as approved by the Planning Board. The applicant requests a waiver from this requirement associated with the construction of a subdivision road. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 4.A.4.a." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.**
- 8) **Section 4.A.4.d. A 50' right-of-way shall be provided for the future expansion of the roadway on a dead-end street. The applicant requests a waiver from this requirement. Development of the back land is restricted by a power company easement and wetlands. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 4.A.4.d." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.**
- 9) **Section 4.A.6.a. & b. Sight Distance, Intersection and Curvatures**  
Stopping sight distance is the sum of the brake reaction distance and the braking distance required for stopping a vehicle when a driver sees an obstacle in the roadway. Required stopping sight distance shall be provided in both the horizontal and vertical plane, on all roadways and intersections within and immediately external to the subdivision. A minimum design speed of 30 mph will be utilized within the subdivision roadways. Stopping sight distance values will be shown on all grading / utility, and plan and profile sheets. Stopping sight distance should include both internal and immediate external intersections. Stopping sight distance must be measured at the eight-fifth (85<sup>th</sup>) percentile speed, using the most recent revision of the AASHTO manual, currently the 2004 edition.  
Intersection sight distance (ISD) is the sight distance required by a driver entering or crossing an intersecting roadway to perceive an on-coming vehicle and safely complete a turning or crossing maneuver with on-coming traffic. ISD shall also allow drivers of stopped vehicles with a sufficient view of the intersecting roadway to decide when to enter or cross the intersecting roadway safely. The methods for determining ISD needed by drivers approaching intersections shall be based on the same principles as Stopping Sight Distance. ISD evaluation and design shall be in accordance with AASHTO and Mass Highway standards. The measurement of the driver's eye and the object height of an automobile shall be 3.5 feet above the roadway. The horizontal and vertical alignment of the intersecting roadways and any visual obstructions shall be considered as part of the ISD evaluation and any deficiencies identified shall be mitigated. **The applicant requests a waiver from these requirements due to the low volume of vehicles accessing the proposed private subdivision. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 4.A.6.a. & b. Sight Distance, Intersection and Curvatures." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.**
- 10) **Section 5.C Street and Roadway Specifications**  
**The applicant requests a waiver from these requirements associated with the construction of a conventional subdivision road. The proposed roadway shall remain private for perpetuity, and never be offered for acceptance by the Town of Uxbridge. Following discussion, MOTION by Mr. Leonardo to allow the waiver titled "Section 5.C Street and Roadway Specifications." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.**

**11) Section 5.D Utilities**

The applicant requests a waiver from these requirements associated with the construction of a conventional subdivision road. The proposed roadway shall remain private for perpetuity, and never be offered for acceptance by the Town of Uxbridge. Electric, telephone, and cable utilities shall be installed in accordance with utility company requirements. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.D Utilities." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.

**12) Section 5.E Sidewalks**

The applicant requests a waiver from this requirement associated with the construction of a conventional subdivision road. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.D Sidewalks." for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.

**13) Section 5.H Standard Cross Section**

The applicant requests a waiver from this requirement associated with the construction of a conventional subdivision road. Following discussion, **MOTION** by Mr. Leonardo to allow the waiver titled "Section 5.H Standard Cross Section" for FY11-01 Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht. Seconded by Mr. Esposito, the motion carried unanimously.

**MINUTES.** **MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated January 12, 2011, which was rescheduled to January 26, 2011 due to inclement weather conditions. Seconded by Mr. Leonardo, the motion carried unanimously.

**MINUTES.** **MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated January 26, 2011, which was rescheduled to January 31, 2011 due to inclement weather conditions. Seconded by Mr. Leonardo, the motion carried unanimously.

**MINUTES.** **MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated January 31, 2011. Seconded by Mr. Leonardo, the motion carried unanimously.

**MOTION** by Mr. Esposito to adjourn the Planning Board meeting at 7:40 P.M. Seconded by Leonardo, the motion carried unanimously.

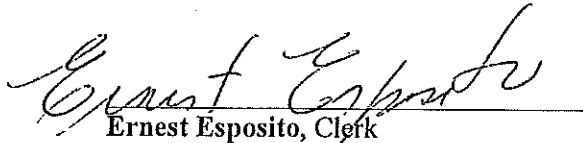
The Board noted that Executive Session will not convene.

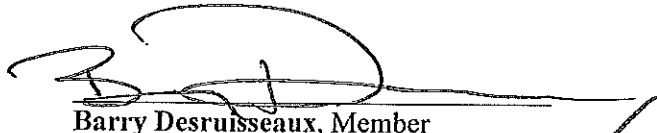


Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

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Charles, Lutton, Chairman

  
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Peter Petrillo, Vice-Chair

  
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Ernest Esposito, Clerk

  
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Barry Desruisseaux, Member

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Joseph Leonardo, Member

3/23/2011  
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Date

