

Town of Uxbridge
Planning Board
21 South Main Street, Room 203
Uxbridge, MA 01569
(508) 278-8600, ext 2013

Posted by
Uxbridge
Town Clerk

FEB 1 '12 PM 2:07

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, January 11, 2012**, 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: Charles Lutton, Joseph Leonardo, Barry Desruisseaux, Julie Butler, James Smith and Daniel Antonellis.

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.

Resignation

Chairman Lutton expressed gratitude and sincere thanks from the Town of Uxbridge and the Uxbridge Planning Board to Ernest Esposito for all the hard work he has done for the Planning Board.

Welcome new members: James Smith (full member) and Daniel Antonellis (associate member) - The Board welcomed their newest members to the Planning Board.

Public Hearings:

FY10-03 Ledgemere Country IV – 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. Attorney Jeffrey Roelofs with Law Offices of Jeffrey L. Roelofs, P.C. sent a written request to be granted for a continuance to the next Planning Board meeting scheduled on January 25, 2012. Following discussion, **MOTION** by Mr. Leonardo to grant the applicant's written request for a continuance for FY10-04 Ledgemere Country V to the next Planning Board meeting scheduled on January 25, 2012. Seconded by Mr. Desruisseaux, the motion carried unanimously.

FY10-04 Ledgemere Country V – 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. Attorney Jeffrey Roelofs with Law Offices of Jeffrey L. Roelofs, P.C. sent a written request to be granted for a continuance to the next Planning Board meeting scheduled on January 25, 2012. Following discussion, **MOTION** by Mr. Leonardo to grant the applicant's written request for a continuance for FY10-04 Ledgemere Country V to the next Planning Board meeting scheduled on January 25, 2012. Seconded by Mr. Desruisseaux, the motion carried unanimously.

FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval, cont'd - The owner/applicant of record Kenneth J. & Louise M. Redding are seeking a Definitive Subdivision Plan

Approval located on the north by Jamieson, on the east by Eichelroth & Fortin, on the south by Thomas and the west by Yarger, Chludenski, Goguen and Blackstone Street. The property has eleven (11) with a total acreage of tract 16.9 acres and is shown on the Town of Uxbridge Assessor's Map 31, Parcels 3497. The undersigned's title to said land is derived from Minelli Development Corporation by deed dated October 15, 1979 and recorded in the Worcester Registry of Deeds Book 6855, Page 135 and said land is free from encumbrances. Mr. Paul Hutnak with Andrews Survey & Engineering, Inc. sent a written request requesting a continuance to the next scheduled meeting on January 25, 2012. Following discussion, **MOTION** by Mr. Leonardo to grant the applicant's written request for a continuance for FY12-05 Kettle Hill Estates to the next Planning Board meeting scheduled on January 25, 2012. Seconded by Seconded by Mr. Desruisseaux, the motion carried unanimously.

Old/New Business:

189 Mendon Street (Map 19, Parcel 3753, Zone AG) – The engineer handling the solar farm project for this location is unable to provide all the documentation needed to speak with the Board and shall continue discussions at a future meeting.

Warsaw Street – Mr. Mark Anderson with Heritage Design Group requests to discuss this project at a future meeting.

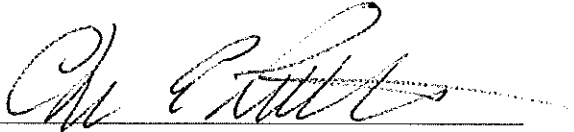
Aldrich Brook Estates – A Performance bond for Aldrich Brook Estates was calculated out by Mr. Benn Sherman, Uxbridge DPW Director in the amount of \$44,768.75. Following discussion, **MOTION** by Ms. Butler to accept the performance bond for Aldrich Brook Estates in the amount of \$44,768.75. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MINUTES. MOTION by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated December 14, 2011. Seconded by Ms. Butler, the motion carried unanimously.

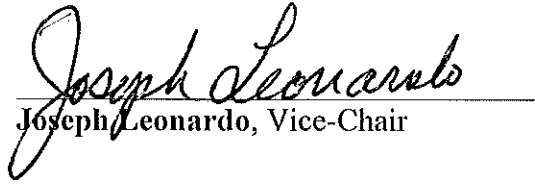
MOTION by Mr. Desruisseaux to adjourn the Planning Board meeting at 7:10 P.M. Seconded by Ms. Butler, the motion carried unanimously.

The Board noted that Executive Session will not convene.

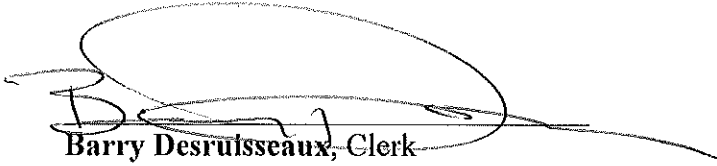
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant



Charles, Lutton, Chairman

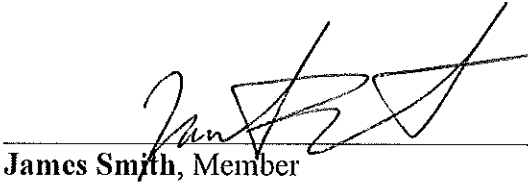


Joseph Leonardo, Vice-Chair

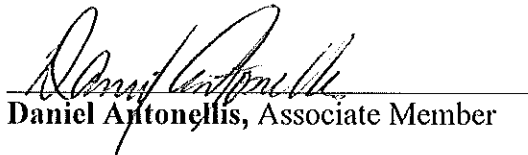


Barry Desrulsseaux, Clerk

Julie Butler, Member



James Smith, Member



Daniel Antonellis, Associate Member

1/25/2012

Date