

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

Posted by
Uxbridge
Town Clerk

NR 15 '12 PM 1:20

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, January 25, 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, James Smith and Daniel Antonellis.

Planning Board Members Absent: Julie Butler

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.

Public Hearings:

FY12-06 Quarry Hill Estates – Petition for Modification of Subdivision Approval - First CP Realty Trust, owner of property off Hartford Avenue West in the Town of Uxbridge, Massachusetts hereby requests that the Definitive Plan of "Quarry Hill Estates" dated September 22, 1987 and recorded with the Worcester District Registry of Deeds in Plan Book 596, Plan 97; as modified by a Decision of the Town of Uxbridge Planning Board dated May 28, 1996 and recorded with said Registry in Book 18071, Page 117 and shown on a plan recorded in Plan Book 18071, Page 117 and shown on a plan recorded in Plan Book 705, Plan 81 be further amended as follows: Petitioner requests that the subdivision plans noted above be further modified to relocate a portion of "Kristen Lane", a paper street, together with easements, if any. Petitioner requests that the portion of "Kristen Lane" extending Northwesterly from land of Liberty Estates Condominium to the Southerly side of Hartford Avenue West; which goes through Petitioners land and meets Hartford Avenue West, be relocated to follow Constitution Way from Liberty Estates Condominium Northerly to the intersection of Constitution Way and Hartford Avenue West, all as delineated on a Plan prepared by Petitioner, and presented with this petition. Chairman Lutton opened the Public Hearing. Mr. Sotir Papalilo, the applicant and owner of the property came forward to discuss the petition. Discussions and areas of concern included if Kristen Lane can be relocated and if able to move the easement on the property. Chairman Lutton informed the audience that no legal opinion correspondence has been received by the Planning Board office. Other discussions and areas of concern included inquiring if the land is not to be used with Kristen Lane what will be done with it (The owner of the property for Kristen Lane is Quarry Hill Estates.), single family houses are planned for the modification, no changes to be conducted to Constitution Way and if one can build on an easement or not. Following discussions, **MOTION** by Mr. Leonardo to continue discussions for the project listed as "**FY12-06 Quarry Hill Estates – Petition for Modification of Subdivision Approval**" to the next scheduled meeting on February 8, 2012. Seconded by Mr. Desruisseaux, the motion carried unanimously.

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. Mr. Donald Seaburg with Benchmark Engineering came forward on behalf of the applicant to discuss the project. The court’s approval of an extension of the deadline extends to March 30, 2012. **MOTION** by Mr. Leonardo to grant the extension to March 30, 2012 for the application listed as **“FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval”**. Seconded by Mr. Desruisseaux, the motion carried unanimously. Mr. Seaburg informed the Board that the Environmental Impact Study (EIS) will be most likely available March 14, 2012. Discussion and areas of concern included that the plans be revised to be similar to Queen of Roses, the traffic study will be included with the EIS report and the remand order decision will also be drafted by Attorney Roelofs office. Following discussion, **MOTION** by Mr. Leonardo to request Attorney Roelofs office to write up a draft copy of the decision for the application listed as **“FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval”**. Seconded by Mr. Desruisseaux, the motion carried unanimously. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing discussions for the application listed as **FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval** to the next scheduled meeting on March 14, 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. Mr. Donald Seaburg with Benchmark Engineering came forward on behalf of the applicant to discuss the project. The court’s approval of an extension of the deadline extends to March 30, 2012. **MOTION** by Mr. Leonardo to grant the extension to March 30, 2012 for the application listed as **“FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval”**. Seconded by Mr. Desruisseaux, the motion carried unanimously. Mr. Seaburg informed the Board that the Environmental Impact Study (EIS) will be most likely available March 14, 2012. Discussion and areas of concern included that the plans be revised to be similar to Queen of Roses, the traffic study will be included with the EIS report and the remand order decision will also be drafted by Attorney Roelofs office. Following discussion, **MOTION** by Mr. Leonardo to request Attorney Roelofs office to write up a draft copy of the decision for the application listed as **“FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval”**. Seconded by Mr. Desruisseaux, the motion carried unanimously. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing discussions for the application listed as **“FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval”** to the next scheduled meeting on March 14, 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. Stephen O’Connell with Andrews Survey & Engineering, Inc. sent a written request requesting a continuance to the next scheduled meeting on February 8, 2012. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing discussions for the application

listed as “FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval” to the next scheduled meeting on February 8, 2012. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Old/New Business:

Budget Review – Following discussion, **MOTION** by Mr. Leonardo to recommend having a full-time administrative assistant and increase the hours from 9.5 hours to 18.75 hours. Seconded by Mr. Smith, the motion carried unanimously. In FY2012, the Planning Board’s administrative assistant went from part-time hours of 18.75 hours to 9.5 hours (19 total hours shared between Planning Board and Conservation Commission).

MINUTES. MOTION by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated January 11, 2012 (as amended). Seconded by Mr. Antonellis, the motion carried unanimously.

Any other business which may lawfully come before the Planning Board:

Review of Special Permit checklist: Discussion and areas of concern included to add on the checklist the following information: Section 1, Page 1: Bring the green Certified Mail receipt cards to the meeting and Section 2, Page 2: Plans must include all utilities (electrical, water, sewer, cable and gas).

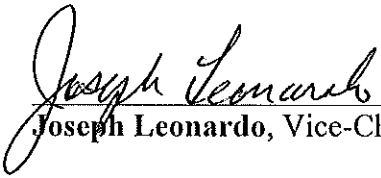
MOTION by Mr. Leonardo to adjourn the Planning Board meeting at 7:47 P.M. Seconded by Mr. Desruisseaux, the motion carried unanimously.

The Board noted that Executive Session will not convene.

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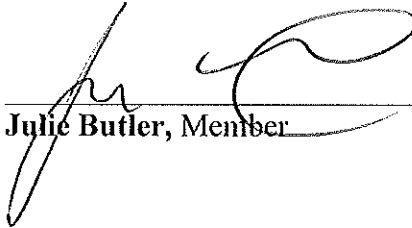
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

Charles, Lutton, Chairman



Joseph Leonardo, Vice-Chair

Barry Desruisseaux, Clerk



Julie Butler, Member

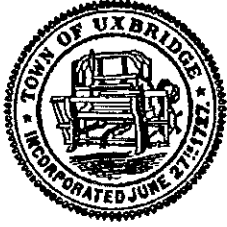


James Smith, Member



Daniel Antonellis, Associate Member

Date 3/14/12



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Planning Board
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Posted by
Uxbridge
Town Clerk

MAR 15 '12 PM 1:27

I, DONALD SEABERG

With BENCHMARK ENGINEERING

Hereby grant a 30 day, 60 day, 90 day (circle option) extension for

LEDGEMERE COUNTRY IV & V SUBDIVISIONS

Subdivision &/or project.

Dated 3/14/12