

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 23 '12 PM 12:55

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, February 8, 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, Julie Butler, James Smith and Daniel Antonellis

Planning Board Members Absent: Barry Desruisseaux

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. Mr. Sotir Papalilo, the applicant and owner of the property came forward to discuss the petition. Town Counsel provided information indicating that there was no problem relating the paper street Kristen Lane, to follow Constitution Way from Liberty Estates. Although, the Planning Board has the ability to modify the subdivision plan and move the paper street Kristen Lane, but the Planning Board has no jurisdiction over the relocation of any easement. The easement issue if it exists is between the owner of the property and the entity to which the easement was granted.

Following discussions, **MOTION** by Mr. Leonardo that the portion of “Kristen Lane” (paper street) 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. Seconded by Ms. Butler, 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. FY10-03 Ledgemere Country IV has been continued to March 14, 2012.

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. FY10-04 Ledgemere Country V has been continued to March 14, 2012.

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. was present and came forward on behalf of the applicant. Discussion and areas of concern included the following comments:

- 1) On February 8, 2012, a letter from the Uxbridge DPW addressed Kettle Hill Estates regarding proposing sloping up from the edge of Blackstone Street in the subdivision. The plan currently indicates that as currently designed the grade exceeds the 2% expected grade, in order for this to be allowed, the Planning Board would have to grant a waiver. It was the recommendation of the Uxbridge DPW that the Planning Board not approve the waiver for Section A.3.c. The applicant and Uxbridge DPW will meet to discuss and resolve this issue.
- 2) On December 20, 2011, Graves Engineering, Inc. (GEI) provided Kettle Hill Estates, Definitive Subdivision Plan Review Per #1 on GEI report under "Zoning, Subdivision Rules & Regulations Review": GEI raised a concern regarding the proposed layout which creates an 1800 foot long dead end that regresses to it exceeding maximum allowed 950' length. The Uxbridge DPW reviewed this information and recommends the Planning Board approve the waiver for Section S.4.e.
- 3) Sight distance for the subdivision. The sight distance is 400' and that required by regulation for speed limit of 35 mph is 250 feet. The question was also raised by Attorney Todd Brodeur (representing abutter Ms. Patricia Fuller-Thomas). It was again reiterated that the Planning Board determines site distances dependent on the posted speed limit.

In determining site distances, it must depend on the posted speed limit. If traffic exceeds the speed limit, then this would be a Police Department issue and not a Planning Board issue.

Per Attorney Brodeur, the currently proposed subdivision plans do not comply with the Rules and Regulations Governing the Subdivision of Land in Uxbridge, MA and the requested waiver of the dead-end street length provision would not be consistent with the intent and purpose of the subdivision control law or the Subdivision Regulations.

No resolution was available for this issue at this meeting. However, the Planning Board will seek out an opinion from Town Counsel regarding this issue.

- 4) Per #12 on GEI report under "Zoning, Subdivision Rules & Regulations Review": Drainage work is proposed within the Blackstone Street right-of-way and as such GEI recommends that Uxbridge DPW review the plans.

The Uxbridge DPW recommends that the applicant provide an updated detail with the appropriate notes for construction.

- 5) Per #26 on GEI report under "Drainage, Hydrology & Stormwater Management": The engineer must provide MassDEP total suspended solids (TSS) removal worksheets for each treatment train (three required for this project). TSS removal worksheets and calculations have been provided however we have the following concerns:

- The Engineer has used the manufacturer's recommended 80% TSS removal for the proposed Hydroworks proprietary treatment system. GEI believes that a maximum of 60.3% TSS removal can be claimed based upon the DEP Massachusetts Stormwater Evaluation Project (MASTEP) performance evaluation.
- There are two proposed Hydroworks treatment units and both are the same model, however the manufacturer's sizing calculations are for only one unit and it is unclear which one. The area and percent impervious numbers in the calculations appear to be less than that required for either of the units.
- The Engineer claims 50% TSS removal for an extended detention basin, which by MassDEP requires a 24-hour detention time. The submitted calculations do not demonstrate that this detention time is achieved.

The Uxbridge DPW would like to discuss with the applicant potential options for achieving the needed extended detention requirement.

- 6) Per #34 on GEI report under "General Engineering Comments": A handicap ramp is required at the beginning/end of the sidewalk at the project entrance. Handicap ramps have been provided however the ramp at the project entrance egress to the shoulder of Blackstone Street (no sidewalk currently exists). GEI suggests that the ramp be moved to egress onto the beginning of the proposed roadway.

The Uxbridge DPW recommends to terminate the sidewalk at the handicap ramp and to not extend the sidewalk to Blackstone Street. At this time, there are no plans to provide a sidewalk along Blackstone Street.

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 Ms. Butler, the motion carried unanimously.

Old/New Business:

ANR Plan on 116 Providence Street (Map 51, Parcel 3744) – Civil Site Engineering, LLC representative was present and discussed the ANR plan. Following discussion, **MOTION** by Mr. Leonardo to accept the ANR plan prepared by Civil Site Engineering, LLC for the applicant Marcus Wenger for the plan titled "Division Plan of Land 116 Providence Street in Uxbridge, MA" dated December 31, 2012. Seconded by Ms. Butler, the motion carried unanimously. The Planning Board signed the mylar plans.

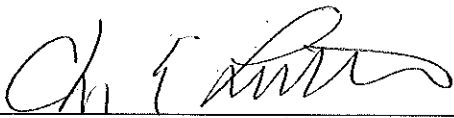
MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated January 25, 2012. Seconded by Ms. Butler, the motion carried unanimously.

Any other business which may lawfully come before the Planning Board:
Review of Special Permit, Preliminary Subdivision and Definitive Subdivision checklists:
Two typographical errors were present on the checklists. Discussions shall continue at the next scheduled meeting.

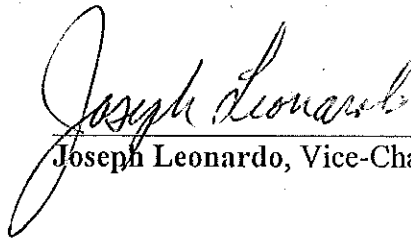
MOTION by Mr. Leonardo to adjourn the Planning Board meeting at 8:20 P.M. Seconded by Ms. Butler, motion carried unanimously.

The Board noted that Executive Session will not convene.

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



Charles, Lutton, Chairman

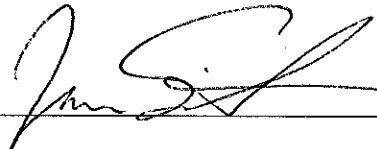


Joseph Leonardo, Vice-Chair

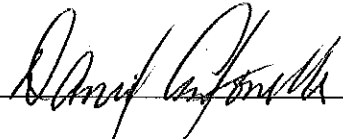
Barry Desruisseaux, Clerk



Julie Butler, Member



James Smith, Member



Daniel Antonellis, Associate Member

Date

February 22, 2012