

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

Posted by
Uxbridge
Town Clerk

MAR 15 '12 PM 1:28

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, February 22, 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:

FY12-07 H & M Bay Inc., Special Permit Application – The owner/applicant of record H & M Bay, Inc., is seeking a Special Permit proposing to expand their existing warehousing/distribution facility located at 65 River Road in Uxbridge, Massachusetts. The proposed expansion shall consist of the construction of a 16,000 sf. Refrigerated storage space to connect to the easterly end of the existing building and associated site work including, but not limited to, excavation, grading, paving, retaining walls, landscaping and stormwater management devices. The property is comprised of approximately 6.0 acres of land, is situated on the westerly side of River Road with approximately 356 feet of frontage and is shown on the Town of Uxbridge Assessor's Map 45, Parcel 1315. The plan of said lot is recorded in the Worcester Registry of Deeds Book 25701, Deed Page 99 and said land is free from encumbrances. Mr. Paul Hutnak with Andrews Survey & Engineering, Inc. was present and came forward to discuss the project. Discussion and areas of concern included if Andrews Survey & Engineering was able to answer the questions posed by Graves Engineering from the review dated February 15, 2012 and both parties agreed that Andrews Survey & Engineering would draw up the draft decision due to limited hours the administrative time available for the board. Following discussion, MOTION by Mr. Leonardo to continue the Public Hearing for the application listed as "FY12-07 H & M Bay Inc." until the next scheduled meeting on March 14, 2012. Seconded by Ms. Butler, the motion carried unanimous.

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. The Planning Board informed the applicant, the abutters and the public that the Planning Board received verbal notification from Town Counsel that the road was of excessive length. The Board further stated that they have not received written documentation of this decision nor had there been time to study the decision. The applicant requested that the Public Hearing for this subdivision be extended until April 30, 2012, to ensure that the ramifications of this finding could be studied. Following discussion, MOTION by Mr. Leonardo to grant the extension to April 30, 2012 for the application listed as "FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval". Seconded by Ms. Butler, the motion carried unanimously.

Old/New Business:

Certificate of Amendment to Definitive Subdivision Approval for Kristen Lane – The Planning Board signed the Certificate of Amendment to Definitive Subdivision Approval for Kristen Lane, which had been approved at the previous meeting.

Review of Special Permit, Preliminary Subdivision and Definitive Subdivision checklists:

MOTION by Ms. Butler to approve the checklists for the Special Permit, Preliminary Subdivision and Definitive Subdivision (as amended). Seconded by Mr. Leonardo, the motion carried unanimously.

MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated February 8, 2012. Seconded by Ms. Butler, the motion carried unanimously.

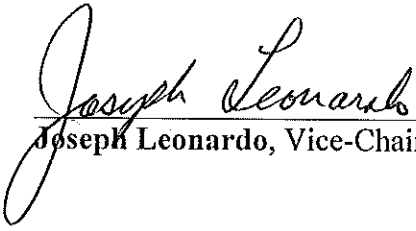
MOTION by Mr. Leonardo to adjourn the Planning Board meeting at 8:20 P.M. Seconded by Ms. Butler, motion carried unanimously.

Correspondence – Invoices: Chairman Lutton reviewed and signed the Planning Board invoices.

The Board noted that Executive Session will not convene.

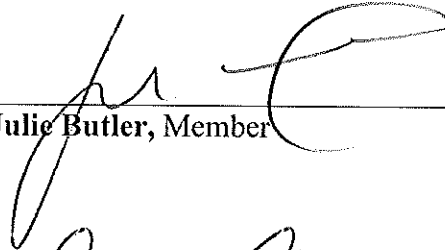
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

Charles, Lutton, Chairman

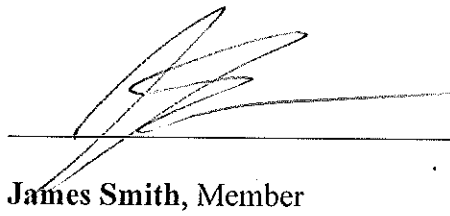


Joseph Leonardo, Vice-Chair

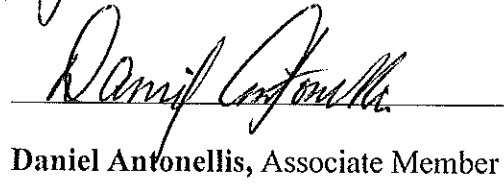
Barry Desruisseaux, Clerk



Julie Butler, Member



James Smith, Member



Daniel Antonellis, Associate Member

3/14/12

Date