

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

Posted by  
Uxbridge  
Town Clerk

APR 26 '12 PM 12:08

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, March 28, 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

**Planning Board Members Absent:** James Smith

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

***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. Mr. Donald Seaburg with Benchmark Engineering, Inc. and Mr. Kim Eric Hazarvartian, Ph.D., P.E. PTOE with Transportation Engineering, Planning and Policy, LLC were present and came forward to discuss the project. Mr. Seaburg informed the board that the conceptual build-out plan (lay-out plan) is not ready for review. Chairman Lutton provided a brief slideshow presentation summarizing the EIS Traffic Study report, clarifying the traffic study terminology and EIS Table #7). Mr. Desruisseaux and the audience expressed wanting the Board's third party engineer (Graves Engineering, Inc.) to review the Traffic Study, Table #7 (specifically for the peak delays resulting from the new Uxbridge High School and build-out to see if an increased delay requires a traffic light. Following discussion, **MOTION** by Ms. Butler to send the Traffic Study report to Graves Engineering, Inc. for review for the application listed as **"FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval"**. Seconded by Mr. Desruisseaux, the motion carried 3-0-1. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing for the application listed as **"FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval"** to April 11, 2012. Seconded by Ms. Butler, 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, Inc. and Mr. Kim Eric Hazarvartian, Ph.D., P.E. PTOE with Transportation Engineering, Planning and Policy, LLC were present and came forward to discuss the project. Mr. Seaburg informed the board that the conceptual build-out plan (lay-out plan) is not ready for review. Chairman Lutton provided a brief slideshow presentation summarizing the EIS Traffic

Study report, clarifying the traffic study terminology and EIS Table #7). Mr. Desruisseaux and the audience expressed wanting the Board's third party engineer (Graves Engineering, Inc.) to review the Traffic Study, Table #7 (specifically for the peak delays resulting from the new Uxbridge High School and build-out to see if an increased delay requires a traffic light. Following discussion, **MOTION** by Ms. Butler to send the Traffic Study report to Graves Engineering, Inc. for review for the application listed as **"FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval"**. Seconded by Mr. Desruisseaux, the motion carried 3-0-1. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing for the application listed as **"FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval"** to April 11, 2012. Seconded by Ms. Butler, the motion carried unanimously.

**Old/New Business:**

**FY12-05 Kettle Hill Estates, decision** – The Planning Board reviewed the waivers requested for this project.

- 1) Section 4.A.3.c (Dead-end Streets) Waive the requirement: At points of intersection of any streets, a leveling distance of no less than 80 (eighty) feet shall be provided running at 90 (ninety) degrees to the street of intersection. This leveling distance shall have a grade of not less than 0.75% nor more than 2.0%.
- 2) Section 4.A.4.c (Dead End Streets) Waive the requirement: A dead-end street shall not be extended to provide egress to itself unless in the opinion of the Planning Board it is necessitated by topography or other local conditions.
- 3) Section 4.A.4.e (Dead End Streets) Waive the requirement: Dead-end streets shall not exceed 950 feet in length to the extremes of the layout, except in the Agricultural Zone, where a street shall not exceed 1,250 feet in length.
- 4) Section 5.C.8 (Street and Roadway Specifications) Waive the requirement: Curbing shall be sloped granite edging except at catch basins and intersection roundings where vertical granite curb shall be required. Granite transition section shall be provided at transitions from sloped to vertical curb. Granite curb shall meet Uxbridge DPW specifications.
- 5) Section 5.G (Standard Cross Section) Waive the requirement: Subdivision design and construction shall comply with the Standard Cross Section included herein as Figure 3, specifically regarding sidewalk location.

Following discussion, **MOTION** by Mr. Leonardo to allow the above waivers for the project listed as **"FY12-05 Kettle Hill Estates"**. Seconded by Ms. Butler, the motion carried unanimously. Following review of all materials and testimony on March 28, 2012, **MOTION** by Mr. Desruisseaux and seconded by Ms. Butler, the motion carried unanimously to approve the **FY12-05 Kettle Hill Estates of a Definitive Subdivision Plan**.

**FY12-08 Lenze America, decision** - Following review of all materials and testimony on March 28, 2012, **MOTION** by Mr. Desruisseaux and seconded by Ms. Butler, the motion carried unanimously to approve the FY12-08 Lenze Americas Corporation, Special Permit Application.

**Meadow Valley Estates** – On March 19<sup>th</sup>, Mr. Benn Sherman, Uxbridge Department of Public Works Director provided a report titled "Meadow Valley Estates – Final Inspection and Bond Reduction". Page 2, Acceptance Plan Comments and Metes and Bounds Description of Easements both indicate 1) The required documents were not submitted for review prior to the writing of this memorandum. The Board will continue discussions to the next scheduled meeting on April 11, 2012.

**ANR Checklist/Planning Board fee schedule** – The Planning Board suggested one (1) correction on the Approval Not Required Application Checklist: 1) To change the checklist note to: ANR Plans (81Ps): Application fee is \$100.00 and \$20.00 for each additional lot, parcel or easement, etc.

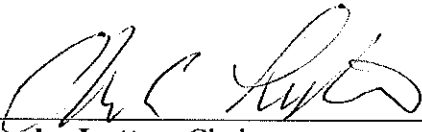
**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Executive Board Meeting Minutes dated March 14, 2012. Seconded by Ms. Butler, the motion carried unanimously.

**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated March 14, 2012 (as amended). Seconded by Ms. Butler, the motion carried unanimously. The Board will sign the meeting minutes at the next scheduled meeting.

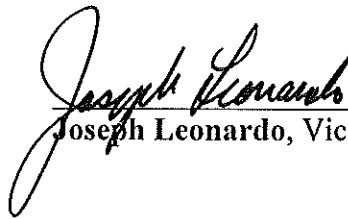
**MOTION** by Mr. Leonardo to adjourn the Planning Board meeting at 8:15 P.M. Seconded by Ms. Butler, motion carried unanimously.

The Board noted that Executive Session will not convene.

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



Charles Lutton, Chairman



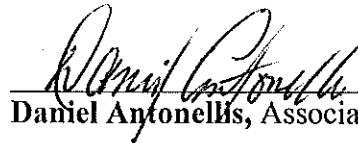
Joseph Leonardo, Vice-Chair

Barry Desruisseaux, Clerk



Julie Butler, Member

James Smith, Member



Daniel Antonellis, Associate Member

Date

4/25/12