

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

Received by
 Uxbridge
 Town Clerk
 JUL 02 '12 PM 01:02

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, June 13, 2012, at 7:00 P.M. in the Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:

Planning Board Present: Charles Lutton, Joseph Leonardo, Julie Butler, Barry Desruisseaux, Daniel Antonellis and Donna C. Hardy, Planning Board Administrative Assistant

Planning Board 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 ~ none

Old/New Business:

MOTION by Mr. Desruisseaux to table discussions for the project listed as "ANR Plan, Lot 2, Landry Lane" until the en Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. is present and able to speak on the project. Seconded by Ms. Butler, the motion carried unanimously.

West River Estates (Donna Court, 5 lot subdivision) – Fred Hutnak Development Corporation requests an extension of the Certificate of Approval of a Definitive Plan Modification. Discussion and areas of concern included that Mr. Benn Sherman, DPW Director for the Town of Uxbridge will be handling the site inspections for this subdivision and the bond money shall be held by the Town of Uxbridge. Following discussion, **MOTION** by Mr. Leonardo to allow the Uxbridge DPW to do the site inspections for the project listed as "West River Estates" and that the bond money shall be held by the Town of Uxbridge. Seconded by Ms. Butler, the motion carried unanimously. Attorney Hogarth came before the board requesting the board to sign the covenant and sign extension. **MOTION** by Mr. Leonardo to grant a one (1) year extension for the Certificate of Approval of Definitive Plan for West River Estates Phase V, the extension will expire on May 29, 2013. Seconded by Ms. Butler, the motion carried unanimously.

ANR Plan on Lot 2, Landry Lane (Map 29, Parcels 4411 & 3687) – The Planning Board had a site visit on the property on May 21, 2012. Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. arrived and came forward to discuss the project. Discussion and areas of concern included comments from the board members indicating that they would like to see the roadway condition more stable. Following discussion, **MOTION** by Mr. Leonardo to accept the ANR plan prepared by Andrews Survey & Engineering, Inc. for the applicants and owners David & Jacqueline Norberg for the plan titled "Re-Division of Land of (Lot 2) Landry Lane in Uxbridge, MA" dated April 28, 2005. Seconded by Ms. Butler, the motion carried 3-1-0. The Planning Board signed the Mylar plans.

Down East subdivision – Ms. Cheryl Peterson with Heritage Design Group was present and came forward to discuss the project. Ms. Peterson requests the Planning Board's opinion to provide a

waiyer for the modified cape berm and eliminating the sidewalk. Discussion and areas of concern included the width of the pavement (24') and having a walkway four (4') feet wide, defined by a white line four (4') feet from the edge of the road is acceptable (a discussion with DPW will be required for their comments and opinions).

586 Quaker Highway – Mr. Stephen O’Connell with Andrews Survey & Engineering, Inc. was present and came forward to discuss project. Mr. O’Connell has been contacted by the landowner of this property about their development plans. The scope of the project isn’t clear at this time; however Andrews Survey & Engineering, Inc. will be performing a soil testing for their drainage system design. Graves Engineering will be observing the testing. A perk test application has been submitted to the Uxbridge Board of Health for a septic system design. Discussions for this project will continue at a future meeting.

Warsaw Street (Olde Canal Village) – The Planning Board was copied on correspondence from Heritage Design Group dated May 3, 2012 requesting continuing doing winter maintenance and requesting the Board of Selectmen authorize the release of the bond posted by Marinella Development Corporation. The board requests research is done indicating the amount of bond money available.

MINUTES. MOTION by Mr. Desruisseaux to approve the Planning Board Site Visit Minutes dated May 21, 2012. Seconded by Mr. Leonardo, the motion carried unanimously.

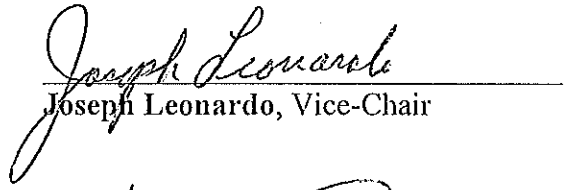
MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated May 23, 2012. Seconded by Ms. Butler, the motion carried unanimously.

MOTION by Mr. Desruisseaux to adjourn the Planning Board meeting at 7:32 P.M. Seconded by Ms. Butler, the motion carried unanimously.

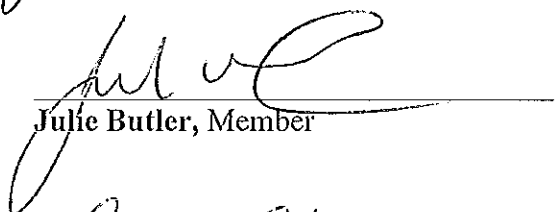
The Board noted that Executive Session will not convene.

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

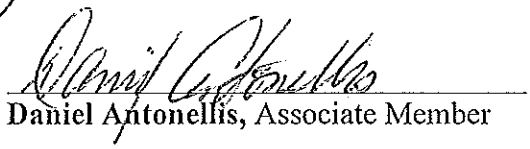

Charles, Lutton, Chairman


Joseph Leonardo, Vice-Chair

Barry Desruisseaux, Clerk


Julie Butler, Member

James Smith, Member


Daniel Antonellis, Associate Member

6/27/12
Date