

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

Posted by
Uxbridge
Town Clerk

SEP 27 '12 AM 09:42

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, September 12, 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, Daniel Antonellis, Julie Butler, Barry Desruisseaux, James Smith and Donna C. Hardy, Administrative Assistant

Planning Board Absent: Joseph Leonardo

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:

ANR Plan on 332 Douglas Street (Map 23, Parcel 1595) – Mr. Steve O'Connell with Andrews Survey & Engineering, Inc. and Mr. David Phoenix, the resident were both present and came forward to discuss the ANR plan. Mr. Phoenix and Mr. O'Connell both came forward providing the board with copies of the revised ANR plan and copies of the granted easements from the abutters. Following discussion, **MOTION** by Mr. Desruisseaux Leonardo to accept the "ANR plan prepared by Andrews Survey & Engineering, Inc. for the applicant/owner David & Jacquelyn Phoenix for the plan titled "Division of Land of 332 Douglas Street in Uxbridge, MA" dated September 12, 2012. Seconded by Mr. Smith, the motion carried unanimously.

The Planning Board signed the Mylar plans.

West River Estates, Phase V - Mr. Steve O'Connell with Andrews Survey & Engineering, Inc. was present and came forward to discuss the project. Mr. O'Connell forwarded a formal waiver request.

The proposed waiver request list is as follows:

- 1) **Section 5.E (Sidewalks)** Not less than one (1) sidewalk which is not less than five (5) feet in width shall be constructed on one side of each street.

The applicant requests a waiver from the requirement to construct a sidewalk along the proposed roadway.

The original Planning Board approval states that "Sidewalk and roadway detail shall be subject to the approval of the Town of Uxbridge Department of Public Works." The DPW Superintendent has informed the applicant that he does not object to having no sidewalk; however, the formal waiver must be granted by the Planning Board. There is currently no sidewalk along Eric Drive, the street in which Donna Court connects to.

Discussion and areas of concern also included if a public hearing was needed or not. Following discussion, **MOTION** by Mr. Desruisseaux to grant the waiver request to allow the waiver titled "Section 5.E (Sidewalks)" for the project listed as "West River Estates Phase V, Definitive Plan Modification (Certificate of Approval dated June 19, 2007). Seconded by Ms. Butler, the motion carried unanimously.

Mr. James Smith recused himself.

Planning Board Meeting Minutes, cont'd

Meadow Valley Estates (Sand Wedge Drive) – Mr. James Smith with Green Home Construction, Inc. forwarded a formal request to the board requesting a release of his bond for Sand Wedge Drive. The road has been completed, approved by the DPW and has been deemed complete by the Planning Board at their regular scheduled meeting on April 23, 2012. Following discussion, **MOTION** by Mr. Desruisseaux to release the Tri-Party Agreement/Performance Secured by Lenders Agreement (bond) for the project listed as Sand Wedge Drive (Meadow Valley Estates). Seconded by Ms. Butler, the motion carried unanimously.

Mr. James Smith returned to the meeting.

Review current Subdivision Rules & Regulations: Chairman Lutton suggested that each member review the January 22, 2008 (current) Subdivision Rules & Regulations. Once reviewed with comments, the board will continue their discussions at the October 10, 2012 meeting.

Planning Board Administrative Assistant hours – The Board discussed what the posted hours should be for each week for the 19 hour position, including if there is a Planning Board meeting.

MINUTES. The Planning Board noted a change on the Planning Board Meeting Minutes dated August 15, 2012. The Board shall continue discussions and make a motion at the next scheduled meeting.

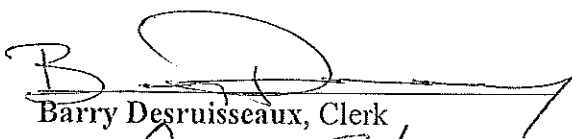
MOTION by Mr. Desruisseaux adjourns the Planning Board meeting at 7:33 P.M. Seconded by Ms. Butler, the motion carried unanimously.

The Board noted that Executive Session will not convene.

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

Charles, Lutton, Chairman

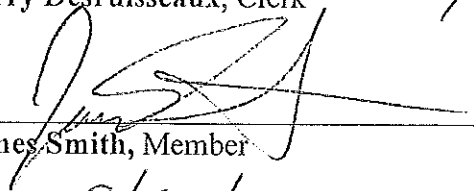
Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk



Julie Butler, Member



James Smith, Member

Daniel Antonellis, Associate Member

Date

9/26/12