

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

Received by  
 Uxbridge  
 Town Clerk

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, March 13, 2013, at 7:00 P.M.** in the **Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

**Planning Board Present:** Joseph Leonardo, Barry Desruisseaux, Daniel Antonellis, Julie Butler and Donna C. Hardy, 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 Leonardo called the meeting to order and led the gathering in the Pledge of Allegiance.

**Public Hearings:**

**FY13-04 Hecla Farm, Group, LLC** - The owner/applicant of record Hecla Farm Group LLC requests that the Planning Board reconsider its denial of the Rowley Mill Estates subdivision plan and that the Planning Board vote to approve the subdivision. The public hearing will be held pursuant to an order of the Massachusetts Land Court in Docket No. 01 MISC 268779 (AHS). The property is located at 170 Hecla Street in Uxbridge and is shown on the Assessors Map 25, Parcel Lot 2442. The proposed subdivision has six (6) lots on 17.6 acres of land. Chairman Leonardo opened the Public Hearing.

Attorney Henry Lane was present and came forward to discuss the project. The Rowley Mill Estates subdivision plan dated March 22, 2000, was originally submitted by Deborah North. After public hearings in 2000, approval of the plan was denied by the Planning Board on December 27, 2000. The denial was based on the plan's failure to meet the required sight distance in a northerly direction along Hecla Street. At the time of the initial denial the applicable regulations required a sight distance of 400 feet and the proposed plan showed only 350 feet of sight distance northerly along the street. The applicant appealed from the original denial to the Massachusetts Land Court. During the pendency of the appeal Deborah North passed away and Hecla Farm Group LLC acquired the property and took over the appeal.

By the order dated February 11, 2013, the Land Court remanded the case to the Planning Board for a further hearing and decision. After giving notice by publication and mailing to abutters, the Planning Board held a public hearing on March 13, 2013. At the expense of the Town of Uxbridge Planning Board, the board sent certified mail to the abutters for the public hearing. After conducting the hearing, the Planning Board determined that since the initial decision was issued the Board has adopted the intersection sight distance design standards established by the American Association of State Highway and Transportation Officials (AASHTO). Current AASHTO design standards require a sight distance of 200 feet for a road such as Hecla Street with a 30 mph speed limit and 305 feet for a road with a 40 mph speed limit. Since Rowley Mill Estates subdivision plan provides a sight distance of 350 feet it complies with current AASHTO standards (document provided to the board). Since the principal reason for the denial of approval of the plan has been adequately addressed the board's original decision is rescinded. Discussions and areas of concern from the abutters included if MA-DEP was notified the board's plans; amount of feet needed for driveway; if fines are applied if a project was once Agricultural to a subdivision and what occurs; how many units to be placed at each lot (maximum 48 units for 6 lots); other concerns were out of the board's jurisdiction.

The Planning Board reviewed the additional conditions requested for this project:

- 1) The applicant shall secure the construction of ways and installation of municipal services by one of the methods prescribed in G.L. c. 41 § 81U before approval is endorsed by the Uxbridge Planning Board.
- 2) Except as otherwise shown on the approved plan, subdivision construction shall conform to the requirements set forth in the Subdivision Rules and Regulations on March 22, 2000.

- 3) Within thirty (30) days following endorsement of the approved Plan, the applicant shall provide the Board with six (6) complete sets of said Plan, as finally approved. The applicant shall also forward 2 CDs or DVDs with a scanned image of all sheets of the plan in either JPEG or TIF format.
- 4) Construction of the subdivision shall comply with the current requirements of the Board of Health, Fire Department, Department of Public Works, Conservation Commission and agencies shall be fully complied with.

**MOTION** by Mr. Desruisseaux to close the Public Hearing for the project listed as "FY13-04 Hecla Farm Group, LLC". Seconded by Ms. Butler, the motion carried unanimously.

Following review of all materials and testimony on March 13, 2013, **MOTION** by Mr. Desruisseaux and seconded by Ms. Butler, the motion carried unanimously to approve the FY13-04 Hecla Farm Group, LLC of a Definitive Subdivision Plan with recommendation to include the conditions as stated.

**Old/New Business:**

**ANR Plan on Quaker Highway (Map 45, Parcels 2998 & 3816; Deeds Book 16129, Page 93)** – Mr. Timothy Higgins with Edgewood Development Co., LLC was present and came forward to discuss the ANR plan. Following discussion, **MOTION** by Mr. Desruisseaux to accept the ANR plan prepared by Andrews Survey & Engineering, Inc. for the applicant – Edgewood Development Company, LLC and owner – Blackstone Co. Inc. for the plan titled "Division of Land of 619 & 629 Quaker Highway in Uxbridge, MA" dated March 7, 2013. Seconded by Ms. Butler, the motion carried unanimously. The Planning Board signed the Mylar plans.

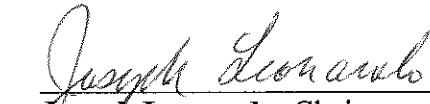
**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated February 27, 2013. Seconded by Mr. Antonellis, the motion carried unanimously.


**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Executive Meeting Minutes dated February 27, 2013. Seconded by Mr. Antonellis, the motion carried unanimously.

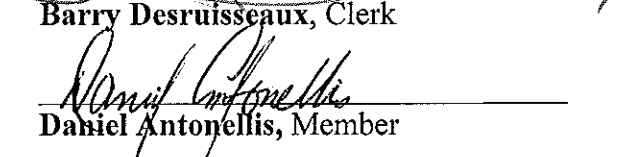
**Any other business that may lawfully come before the board** – The Planning Board reviewed the plans received by the Town of Sutton Planning Board concerning the project for the South Town Crossing on 171 Worcester-Providence Turnpike. The board has no objections or comments at this time.

**MOTION** by Mr. Desruisseaux to adjourn at 7:50 P.M. into executive session to discuss strategy with respect to collective bargaining or litigation, an open meeting may have a detrimental effect on the government's bargaining or litigation position, with no other business to follow. Seconded by Ms. Butler, the motion carried unanimously by roll call vote.

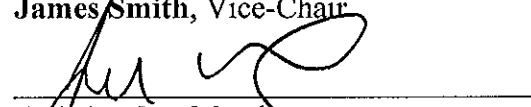
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

  
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**Joseph Leonardo, Chairman**

  
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**Barry Desruisseaux, Clerk**

  
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**Daniel Antonellis, Member**

**Absent**  
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**James Smith, Vice-Chair**

  
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**Julie Butler, Member**

**March 27, 2013**  
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**Date**