

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

**Posted by  
 Uxbridge  
 Town Clerk**

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, May 8, 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, Julie Butler, James Smith, Daniel Antonellis and Donna C. Hardy, Administrative Assistant

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:**

**FY13-06 Mountainview Estates – Application for Definitive Subdivision Modification Plan** – The applicant of record Albee Realty Trust c/o Hills Financial Services is seeking a Definitive Subdivision Modification Approval located off Albee Road, Uxbridge MA. The number of proposed lots is seven (7) total acreage of tract 18.7 +/- acres. The undersigned's title to said land is derived from Holbrook Farms Estates Development, Inc. by deed dated May 5, 2005 and recorded in the Worcester Registry of Deeds Book 36269, Page 394. The board will not receive review details from Graves Engineering until May 22, 2013. **MOTION** by Mr. Desruisseaux to continue the public hearing for the project listed as **"FY13-06 Mountainview Estates"** to the next scheduled meeting on May 22, 2013. Seconded by Ms. Butler, the motion carried unanimously.

**FY13-05 Brown Bear Crossing – Application for Definitive Subdivision Modification Plan** - The applicant of record Ross Smith is seeking a Definitive Subdivision Modification Approval located off of Rockmeadow Road, Uxbridge MA. The property originally had four (4) proposed lots with total acreage of tract 13.85 and is shown on the Town of Uxbridge Assessor's Map 14, Parcels 624 & 654. The undersigned's title to said land is derived from Ross and Nancy Smith by deed dated February 11, 2003 and recorded in the Worcester Registry of Deeds Book 29005, Page 235 and deed dated December 9, 1993 and recorded in the Worcester Registry of Deeds Book 15851, Page 168. On March 18<sup>th</sup>, Mr. Benn Sherman, DPW Director provided a review for this subdivision. Discussion and areas of concern included that the language of the "common drive" is to be changed to private road in perpetuity; maintenance of private road including snow removal shall be done with a homeowner's association; site visit/inspection to be conducted with the DPW to confirm that the gravel roadway is 12" and compacted; and site visit/inspection to be conducted with the Fire Department to confirm that the trucks will be able to do the turnaround with the 75' (based on the plans dated 7/29/03, revised 12/24/03). **MOTION** by Mr. Desruisseaux to continue the public hearing for the project listed as **"FY13-05 Brown Bear Crossing"** to the next scheduled meeting on May 22, 2013. Seconded by Ms. Butler, the motion carried unanimously.

**Wanda Way** – Mr. Manuel Ferreira, developer of the project and Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. were both present. Mr. O'Connell provided the board with prepared documents discussing Wanda Way. Discussion and areas of concern included that the top coat for the roadway will need to be fully constructed after the 2 lots are built and complete and loam/seed shall be placed down.

Following discussion, **MOTION** by Mr.

Smith to issue a Certificate of Release for Lot 3 for the subdivision entitled "Wanda Way, a Definitive Subdivision Plan". Seconded by Ms. Butler, the motion carried unanimously.

**Walnut Grove Drive (Calvary Crossing)** – Question pertaining to driveway access on utility easement and 129' right-of-way. Mr. Tom McIntyre, developer and Mr. Cliff Van Reed, owner of property were both present. Discussion and areas of concern included who has rights to the access of the easement; can a driveway be built off of an easement. The board requests comments from DPW and Town Counsel. **MOTION** by Ms. Butler to continue discussions for the subdivision project titled "Calvary Crossing (Walnut Grove Drive)" to the next scheduled meeting on May 22, 2013. Seconded by Mr. Smith, the motion carried unanimously.

**Any other business which lawfully comes before the board:** Mr. Labonte, resident present on behalf of the residents at 51 Albee Road came forward to inquire of DPW's comments about a comment made at the last meeting discussing a possible 12" pipe on the property at the entrance of Mountainview Estates. The comments shall be provided to Mr. Labonte.

**ANR Plan on Mendon Street/Nicholas Way (Map 19, Parcels 2413, 2449 & 2484; Deed Bk 46744, Pg 217)** – Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. was present and came forward to discuss the ANR plan. Following discussion, **MOTION** by Ms. Butler to accept the ANR plan prepared by Andrews Survey & Engineering, Inc. for the applicant – TDJ Materials, LLC for the plan titled "Plan of Land on Nicholas Way & Mendon Street in Uxbridge, MA" dated April 19, 2013. Seconded by Mr. Desruisseaux, the motion carried unanimously. The Planning Board signed the Mylar plans.


**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes as dated April 10, 2013. Seconded by Ms. Butler, the motion carried unanimously.

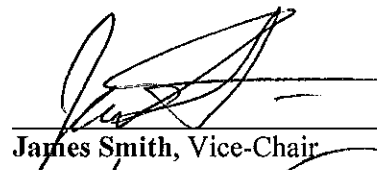
**MINUTES. MOTION** by Mr. Smith to approve the Planning Board Meeting Minutes as dated April 24, 2013. Seconded by Mr. Antonellis, the motion carried unanimously.

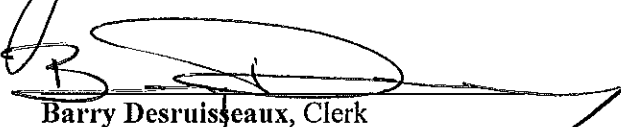
**MOTION** by Mr. Smith to adjourn the Planning Board meeting at 7:55 P.M. Seconded by Ms. Butler, the motion carried unanimously.

The Board noted that Executive Session will not convene.

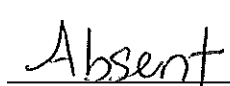
Respectfully Submitted by Donna C. Hardy, Administrative Assistant

  
Joseph Leonardo, Chairman

  
James Smith, Vice-Chair

  
Barry Desruisseaux, Clerk

  
Julie Butler, Member

  
Daniel Antonellis, Member

May 22, 2013  
Date