

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 22, 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 and Donna C. Hardy, Administrative Assistant

Planning Board Absent: Daniel Antonellis

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.

Mr. Smith recused himself.

Public Hearings:

FY13-07 Chip Shot Lane, Application for a Definitive Subdivision Plan Approval - The owner/applicant of record is TTK Real Estate is seeking a Definitive Subdivision Plan Approval located on northerly by Chocolog Road, easterly by other land of TTK Real Estate LLC, southerly by land of Barber and westerly by land of the Commonwealth of Massachusetts. The property has two (2) proposed lots and is shown on the Town of Uxbridge Assessor's Map 43, Parcel APO4323. The undersigned's title to said land is derived from Schnorr by deed dated August 14, 2009 and recorded in the Worcester District Registry of Deeds Book 44723, Page 248. Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. came forward to ask the Board to accept a formal request to continue the public hearing and grant a 30-day extension to the period in which the Planning Board can take action. **MOTION** by Mr. Desruisseaux to continue the public hearing to the next scheduled meeting and grant a 30-day extension for the project titled "**FY13-07 Chip Shot Lane, Application for a Definitive Subdivision Plan Approval**". Seconded by Ms. Butler, the motion carried 3-0.

Mr. Smith returned to the meeting.

FY13-08 BlueWave Capital, Special Permit Application - The owners of record are Blanche M. Wrona & John J. Wrona, Jr. and the applicant is BlueWave Capital, LLC are seeking a Special Permit to install a 3.0 Megawatt AC solar electrical generating facility on a portion of the land at 363 Quaker Highway in the Town of Uxbridge. The property contains approximately 53 acres of land and is shown on the Town of Uxbridge Assessor's Map 35, Parcel 4268. The plans of said lot are recorded in the Worcester Registry of Deed Book 45957, Page 148 and said land is free from encumbrances. Mr. Stephen O'Connell with Andrews Survey & Engineering, Mr. Eric Graber-Lopez with BlueWave Capital and Mr. Robert Erb with Solar Design Association were all present. Chairman Leonardo opened the public hearing. Discussions and areas of concern from the public included if the driveway on 363 Quaker Hwy will be an issue for the residents at 332 Quaker Hwy (access of a 15' wide gravel driveway will be far away from the panels); typical time period of panels (25-30 years or longer depending on the upkeep/maintenance and inspections done on the panels).

Discussions and areas of concern from the board included the type of stabilization grass (buffalo grass) to be used; inquiry of power lines; if land will be divided and if an ANR will be required and lastly BlueWave Capital will be responsible for removal of panels if they are no longer feasible. **MOTION** by Mr. Desruisseaux to close the public hearing for the project listed as “**FY13-08 BlueWave Capital, Special Permit Application**”. Seconded by Ms. Butler, the motion carried unanimously. **MOTION** by Mr. Desruisseaux to grant a conditional Special Permit with technical aspects to be approved by other departments for the project listed as “**FY13-08 BlueWave Capital**”. Seconded by Ms. Butler, the motion carried unanimously.

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. Ms. Cheryl Peterson with Heritage Design Group sent a letter to ask the Board to accept a formal request to continue the public hearing to the next scheduled meeting. **MOTION** by Mr. Desruisseaux to continue the public hearing for the project listed as “**FY13-06 Mountainview Estates – Application for Definitive Subdivision Modification Plan**”. 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. Mr. Ross Smith was present and provided the Board with a “Private Road Agreement” document. The roadway will remain a private way in perpetuity and is not intended to be now or at any time in the future, a public way. A Private Road agreement will be attached to each deed. Discussion and areas of concern included if the grass was higher than the roadway; if regrid would be best for maintenance of the roadway to provide better stabilization; suggestion for a 18’ roadway which would allow 2-way traffic to be included. Following discussion, **MOTION** by Ms. Butler to close the public hearing for the project listed as “**FY13-05 Brown Bear Crossing – Application for Definitive Subdivision Modification Plan**”. Seconded by Mr. Desruisseaux, the motion carried unanimously. Following review of all materials and testimony, **MOTION** by Mr. Smith and seconded by Ms. Butler, the motion carried unanimously to approve the FY13-05 Brown Bear Crossing Modification of a Definitive Subdivision Plan with the following conditions to include three (3) additional special conditions:

- 1) The roadway will remain a private way in perpetuity and is not intended to be now or at any time in the future, a public way. A Private Road agreement will be attached to each deed.
- 2) Existing roadway re-graded as to shed water from the center and to add additional regrid or processed gravel as needed to expose a width of 18’ gravel.
- 3) Entrance of the subdivision will include a 20’ deep asphalt apron with a cape cod berm on both radii.

Any other business which may lawfully come before the board: Calvary Crossing (Walnut Grove Street) – The board discussed the inquiry from the last meeting concerning driveway access on a utility easement & right-of-way on Walnut Grove Street. The board discussed the following concerns: 1) how will Fire and Rescue get to the parcel; 2) which school will the children attend; 3) any deed restrictions; 4) will there be a minimum constraint for the frontage; 5) will any of the future owners come back to the town with any future issues; 6) what road impacts will occur (vehicles); 7) what are the conditions for the easement & zoning for the Town of Douglas. The board also requested comments from Town Counsel. Discussions shall continue at the next scheduled meeting.

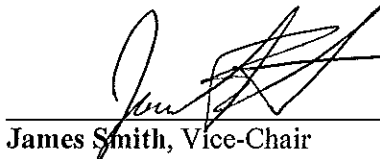
MINUTES. MOTION by Mr. Desruisseaux to approve the Planning Board Meeting Minutes as amended dated May 8, 2013. Seconded by Ms. Butler, the motion carried unanimously.

MOTION by Ms. Butler to adjourn the Planning Board meeting at 8:45 P.M. Seconded by Mr. Desruisseaux, the motion carried unanimously.

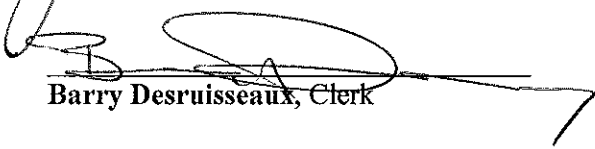
The Board noted that Executive Session will not convene.
Respectfully Submitted by Donna C. Hardy, Administrative Assistant



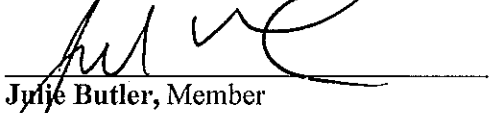
Joseph Leonardo, Chairman



James Smith, Vice-Chair



Barry Desruisseaux, Clerk



Julie Butler, Member

ABSENT
Daniel Antonellis, Member

June 12, 2013
Date