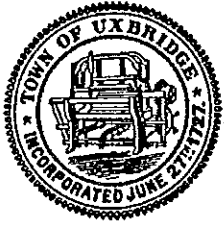


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Town of Uxbridge
Planning Board
21 South Main Street, Room 203
Uxbridge, MA 01569
(508) 278-8600, ext 2013

Posted by
Uxbridge
Town Clerk

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, June 12, 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:

FY13-07 Chip Shot Lane, Application for a Definitive Subdivision Plan Approval - Andrews Survey & Engineering is currently not present. The board will continue with other projects on the agenda until the engineer arrives.

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"** to the next scheduled meeting. Seconded by Ms. Butler, the motion carried unanimously. Ms. Hardy informed the board of the date for this project and suggested the board request an extension for this project. After discussion, the board requests an email to be sent to the engineer to request a 90-day extension.

Old/New Business:

West River Estates (Release of Lots #1 – 5) – Attorney Andrea Hogarth was present and forward to discuss. The board reviewed the bond information. Following discussion, **MOTION** by Ms. Butler for Release of the Site Bond for \$30,000 and the issue a Certificate of Release for the project listed at West River Estates, Phase V, Lots 1, 2, 3, 4 & 5. Seconded by Mr. Desruisseaux, the motion carried unanimously.

FY13-05 Brown Bear Crossing (decision) – Mr. Ross Smith was present and came forward to discuss. Mr. Smith advised the board of changes made to the plans as directed. Following discussion, **MOTION** by Mr. Smith to accept the plans with the conditions for the project listed as **"FY13-05 Brown Bear Crossing"**. Seconded by Ms. Butler, the motion carried unanimously. The board signed the decision and the mylar plan.

FY13-08 BlueWave Capital, LLC (decision) – Following discussion, **MOTION** by Mr. Desruisseaux to accept and approve the FY13-08 BlueWave Capital, LLC decision. Seconded by Ms. Butler, the motion carried unanimously. The board signed the decision.

Summer meeting schedule – The board discussed the summer schedule and have decided to not do a summer schedule and keep the meeting schedule as usual.

ANR Plan 406 Pond Street (Map 34, Parcel 4491) – Mr. Byron Andrews with Andrews Survey & Engineering, Inc. was present and came forward to discuss the ANR plan. The board requires the variance decision made by the Zoning Board of Appeals on June 5, 2013 to be listed on the plans. The Zoning Board of Appeals board moved that the frontage be varied from 300 feet to 210 feet in order that the land may be subdivided. The lot that is remaining on the parcel will stay at two (2) acres. The front setback will remain the same as a pre-existing non-conforming lot. The lot that is being sold is understood that it is an unbuildable landlocked piece of land, which the 12 acres is being sold.

Following discussion, **MOTION** by Ms. Butler to accept the ANR plan prepared by Andrews Survey & Engineering, Inc. for the applicant – Bryan K. & Renee A. Desmarais for the plan titled “Plan of Land on 406 Pond Street, Lot #1 in Uxbridge, MA” dated June 10, 2013, with a special condition listed on the plans to include the Zoning Board of Appeals variance decision made on June 5, 2013. Seconded by Mr. Smith, the motion carried unanimously. The Planning Board signed the Mylar plans.

Mr. Smith was recused.

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. Byron Andrews with Andrews Survey & Engineering and Mr. James Smith with TTK Real Estate were present and came forward. Mr. Smith provided the board with a new set of plans and a “Covenant for Use and Maintenance of Private Way”. Mr. Andrews will forward a new set of plans to Mr. Benn Sherman, Uxbridge DPW Director. Discussion and areas of concern included drainage swales built, roadway to be private in perpetuity and underground utilities. **MOTION** by Mr. Desruisseaux to continue the public hearing for the project listed as “FY13-07 Chip Shot Lane – Application for a Definitive Subdivision Plan Approval” to the next scheduled meeting. Seconded by Ms. Butler, the motion carried unanimously.

Mr. Smith returned to the meeting.

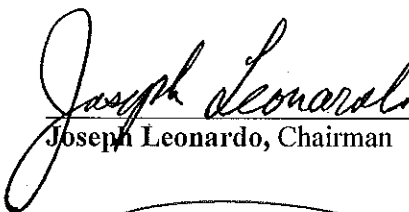
INVOICES – MOTION by Mr. Desruisseaux to pay the Worcester Telegram & Gazette invoice billing period May 2013. Seconded by Ms. Butler, the motion carried 5-0.

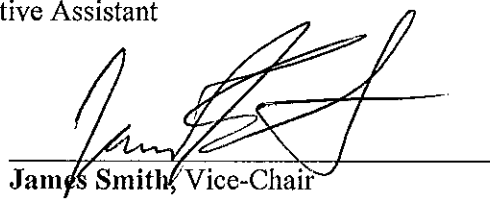
MINUTES. MOTION by Ms. Butler to approve the Planning Board Meeting Minutes as dated May 22, 2013. Seconded by Mr. Desruisseaux, the motion carried unanimously.

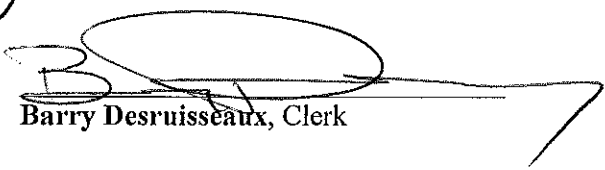
MOTION by Mr. Desruisseaux to adjourn the Planning Board meeting at 7:45 P.M. Seconded by Mr. Smith, the motion carried unanimously.

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

June 26, 2013
Date