

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

Posted by
Uxbridge
Town Clerk

JUL 29 '13 PM02:21

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, July 10, 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, Julie Butler, James Smith, and Daniel Antonellis.

Absent: Barry Desruisseaux

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. 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 August 28, 2013 meeting. **MOTION** by Ms. Butler to continue the public hearing for the project listed as **"FY13-06 Mountainview Estates – Application for Definitive Subdivision Modification Plan"**. Seconded by Mr. Smith, the motion carried unanimously.

Mr. Smith recused himself.

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. **MOTION** by Mr. Desruisseaux to close the public hearing for the project listed as **"FY13-07 Chip Shot Lane, Application for a Definitive Subdivision Plan Approval"**. Seconded by Ms. Butler, the motion carried unanimously. Following the Motion above made at the June 26, 2013 PB meeting. The drafted decision was read and a **MOTION** by Ms. Butler to approve and endorse the **"FY13-07 Chip Shot Lane, Application for a Definitive Subdivision Plan Approval"**. Seconded by Mr. Antonellis, the motion carried unanimously. The board signed the decision prior to closing the meeting.

Mr. Smith returned to the meeting.

Old/New Business:

ANR Plan 67 Johnson Road (Map 48, Parcel 641) – Mr. Paramaz Baghdasarian, applicant/owner was present and came forward to discuss property. Following discussion, **MOTION** by Ms. Butler to accept the ANR plan prepared by Andrews Survey & Engineering, Inc. for applicants/owners Paramaz & Susan Baghdasarian for the plan titled “Division of Land at 67 Johnson Road In Uxbridge, MA” dated June 19, 2013. Seconded by Mr. Smith, the motion carried unanimously. The Mylar was signed and given to Mr. Baghdasarian.

ANR Brown Bear Crossing Lot Line change between Lot 3 and Lot 4 of the subdivision. Mr. Ross Smith presented a drawing prepared by Guerriere & Hanlon whereby the side lot line between the two subject lots was changed so as to increase the land area for lot 4. All other concerns such as road frontage, lot area etc. for 3 remained in compliance. **MOTION** by Mr. Smith to accept the ANR plan prepared by Guerriere & Halnon, Inc. for the applicants/owners Ross M. & Nancy M. Smith for the plan titled “Plan of Land at Lot 3 Brown Bear Crossing dated June 28, 2013” (Lot Line change between Lot 3 and Lot 4) subject to the applicant submitting a proper application packet (application, plans, and payment) prior to Mylar endorsement. Seconded by Ms. Butler, the motion carried unanimously.

CMRPC Representative; Mr. Leonardo nominated Mr. Daniel Antonellis to represent the Uxbridge Planning Board at the Central Mass Regional Planning Commission (CMRPC). A vote was taken and it was unanimous in favor to have Mr. Antonellis becoming the Uxbridge PB representative.

Mr. Dale Bangma requested an informal hearing on a lot of land located on off of Blackstone Street. We listened to his request and indicated that things as presented looked feasible but that a full subdivision application and public hearing over the same subject matter might flush out other issues.

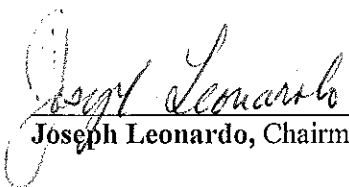
MINUTES. MOTION by Ms. Butler to approve the Planning Board Meeting Minutes as dated June 26, 2013. Seconded by Mr. Smith, the motion carried unanimously.

INVOICES – MOTION by Ms. Butler to pay the CMRPC invoice. Seconded by Mr. Smith, the motion carried unanimously.

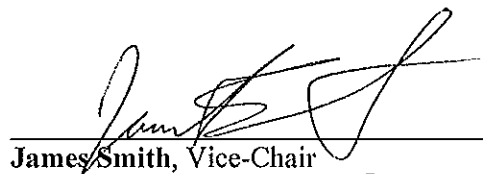
MOTION by Mr. Smith to adjourn the Planning Board meeting at 7:25 P.M. Seconded by Ms. Butler the motion carried unanimously.

The Board noted that Executive Session will not convene.

Respectfully Submitted by Joseph Leonardo

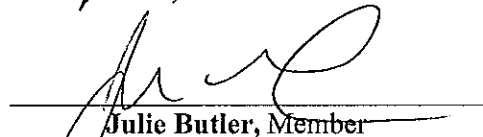


Joseph Leonardo, Chairman

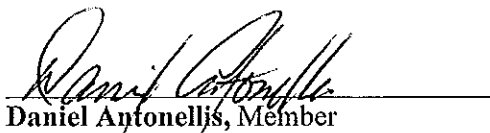


James Smith, Vice-Chair

Barry Desruisseaux, Clerk Absent



Julie Butler, Member



Daniel Antonellis, Member

August 11, 2013
Date