

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

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Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, September 25, 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, James Smith, Barry Desruisseaux, Daniel Antonellis, Julie Butler and Amy DiBattista, 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 Hearing:

FY14-01 Hecla Village, Application for a Definitive Subdivision Plan Approval - The owner/applicant of record, ARIS Group, LLC, is seeking a Definitive Subdivision Plan Approval located in Hecla Village, Bailey Street, Uxbridge Massachusetts. The property has ten (10) proposed lots and is shown on the Town of Uxbridge Assessor's Map 25, Parcel 1454, and recorded in the Worcester District Registry of Deeds Book 47589, Page 223.

Mr. Steve O'Connell from Andrews Surveying presented plans to the Board. Hearing was open to public for comments/questions.

Resident, Ms. S. Franz of 13A Bailey St., had questions for the Board and Mr. O'Connell. The following residents had additional questions/comments for the Board and Mr. O'Connell. Mr. R. Henry of 10 Bailey St., Ms. T. Mitchell of 93 Hecla St., Ms. M. Bergron of 86 Hecla St. and Ms. V. Capistrone of 113 Hecla Street.

The Board would like to review the report from Graves and have a discussion with DPW regarding road condition of Hecla Street.

MOTION by Mr. Desruisseaux to continue the public hearing for Hecla Village until the next Planning Board meeting on October 9, 2013. Seconded by Ms. Butler. The motion carried unanimously.

Mountainview Estates project represented by Cheryl Peterson of Heritage Design. All revised modifications were submitted to the Planning Board and Historic Cemetery Committee. The Historic Cemetery Committee was concerned about preserving the access way to the cemetery. It is unknown at this time who owns the cemetery. Specific language of the "meets and bounds" and a Condition of Approval will be added to the individual deeds for Lot 1 & 2. This will be part of the permanent modifications (according to Cheryl Peterson).

Ms. Romasco and Ms. Kenrick of the Historic Cemetery Committee wanted to be guaranteed access to the cemetery due to the fact that homeowners change over the years and a separate deeded access

would guarantee that the committee would be able to access the cemetery now and in the future without issues from neighbors.

Ms. Peterson stated that the Applicant, Albee Road Reality, had a title report prepared and "to our knowledge, the Applicant does not have title to the cemetery property." The report will be reexamined and in the event that Albee Road Reality has ownership of the cemetery, title will be transferred to the Town of Uxbridge.

Results of core samples will wait until Graves has an opportunity to review report.

Ms. Peterson reviewed the original report from EarthTech dated June 26, 2006, regarding Sight distance. Mr. Leonardo suggested that the fence be removed to improve safety and Sight distance.

Ms. Peterson was requesting approval to install a foundation, well and septic system on Lot #2. A bond is not yet in place and Lot has not been released.

MOTION by Mr. Desruisseaux to continue the public hearing for Mountainview Estatates until the next Planning Board meeting on September 25, 2013. Seconded by Ms. Butler, the motion carried unanimously.

Old/New Business:

MINUTES. MOTION by Mr. Smith to approve the Planning Board Meeting Minutes dated September 11, 2013. Seconded by Mr. Desruisseaux, the motion carried unanimously.

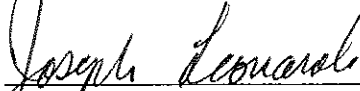
Correspondence: The board reviewed their recent mail.

At 9:13 PM, **MOTION:** I, Mr. Smith, move that the Board adjourn the meeting and with no further business to follow. Seconded by Mr. Desruisseaux, the motion carried unanimously by a roll-call vote (Mr. Leonardo – aye, Ms. Butler – aye Mr. Antonellis - aye).

Respectfully Submitted by Amy DiBattista, Administrative Assistant

The Board noted that Executive Session will not convene.

Respectfully Submitted by Amy DiBattista, Administrative Assistant


Joseph Leonardo, Chairman


James Smith, Vice-Chair


Barry Desruisseaux, Clerk

Julie Butler, Member


Daniel Antonellis, Member

October 9, 2013
Date