

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

Posted by
Uxbridge
Town Clerk

FEB 28 '13 PM02:41

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, February 13, 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, Julie Butler, Daniel Antonellis and Donna C. Hardy, Administrative Assistant

Planning Board 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: ~ none

OLD/NEW BUSINESS:

FY13-03 Evergreen Forest Industrial Park (Preliminary decision) – The board previously made the decision at the January 23, 2013 meeting. Chairman Leonardo signed the decision.

Uxbridge Housing Associates, Inc. (UHA) (redevelopment of the former Blanchard School) – Mr. Jonathan Juhl with JNJUHL Associates, Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc., Mr. Edward Nunes with Nunes Trabucco Architects and Mr. Michael Potaski, Vice President of the Uxbridge Housing Authority were all present. Mr. O'Connell provided the board with Preliminary Architectural design plans dated February 8, 2013 for the Virginia Blanchard Elementary School on 65 Hartford Avenue East. The existing building is 19,700 square feet, with an addition proposal of 19,612 square feet. The number of parking spaces is 35, it will be handicap accessible, include an elevator and to be a 4-story building. The number of rental units: (5) one bedroom units, (17) two bedroom units and (3) three bedroom units. The current entrance will be re-created to have a side entrance with handicap accessibility and will be graded properly. There is also the possibility for a playground to be built on the side of the property. Mr. Juhl informed the board that they have met with the neighbors and the Uxbridge Public Safety committee to address concerns. Discussions and areas of concern from the board included if there will be enough access for emergency vehicles, turning point access, snow removal, dumpster enclosure to be fenced in and cameras will be installed. Discussion and areas of concern from an abutter included site distance for the entrance and exit; a tall privacy fence in back of property & safety concerns on School Street.

Brown Bear Crossing (Minor modification to subdivision) – Mr. Ross Smith, developer for the project, came forward to request a waiver for a gravel road instead of pavement. Town of Uxbridge Subdivision Rules & Regulations: Section 5.H (Roadway Cross Section): Waive the requirement for 26 feet of pavement (allow 16 feet of gravel instead), for sloped granite curb, for 2 pavement courses, 2% slope grade from curb to edge of right of way (allow natural grade) and underground utilities. Chairman Leonardo will address the waiver request with the Uxbridge DPW. Discussions shall continue to the next scheduled meeting on February 27, 2013.

West River Estates, Phase V (Release of Covenant for Donna Court) – Representing Fred Hutnak Development Corporation, Attorney Andrea Hogarth was present and came forward to discuss the subdivision. Attorney Hogarth stated that the final coating is the final item that needs to occur on the street. Attorney Hogarth plans to bring this street to the Town Meeting for street acceptance. Chairman Leonardo will address the release of the covenant on

Lots 1 – 5 with the Uxbridge DPW. Attorney Hogarth noted that if not all lots can be released, if Lot 5 could be released at this time. Discussions shall continue to the next scheduled meeting on February 27, 2013.

MINUTES. MOTION by Mr. Smith to approve the Planning Board Meeting Minutes dated December 12, 2012. Seconded by Mr. Antonellis, the motion carried unanimously.

MINUTES. MOTION by Mr. Antonellis to approve the Planning Board Executive Meeting Minutes dated December 12, 2012. Seconded by Mr. Smith, the motion carried unanimously.

MINUTES. MOTION by Ms. Butler to approve the Planning Board Meeting Minutes dated January 9, 2013. Seconded by Mr. Smith, the motion carried unanimously.

MINUTES. MOTION by Ms. Butler to approve the Planning Board Meeting Minutes dated January 23, 2013. Seconded by Mr. Smith, the motion carried unanimously.

Invoices:

MOTION by Ms. Butler to accept the "Offline Voucher Payment Requests" for Graves Engineering Inc. invoices for Evergreen Development (1/4 – 1/9/13 review), Worcester Telegram & Gazette invoice (January 2013 billing period), Staples (office supplies). Seconded by Mr. Antonellis, the motion carried unanimously.

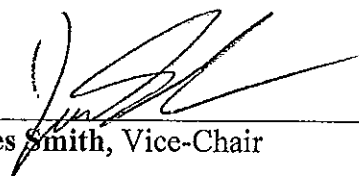
Any other business which may lawfully come before the Board – Mr. Graper-Lopez with Blue Wave Capital came forward to discuss a potential photovoltaic system on 363 Quaker Highway. The project will consist of 12-13 acres of land and shall be a 3.5 megawatts solar system. Mr. Lopez will be in contact with the Planning Board at a future date with a full presentation.

MOTION by Mr. Smith and seconded by Ms. Butler to adjourn the Planning Board meeting at 8:17 P.M., the motion carried unanimously.

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



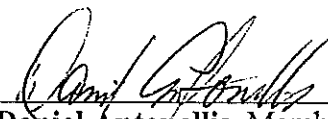
Joseph Leonardo, Chairman



James Smith, Vice-Chair

Barry Desruisseaux, Clerk

Julie Butler, Member



Daniel Antonellis, Member

Date 2/27/13