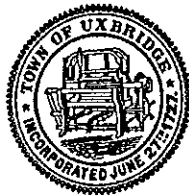


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member



Received by
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Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
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APR 2 '15 AM 9:10

**PLANNING BOARD MEETING MINUTES
WEDNESDAY, MARCH 11, 2015**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, March 11, 2015, at 7:00 P.M.** in the **Lower Town Hall, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair Joseph Leonardo, Vice Chair James Smith, Clerk Barry Desruisseaux, Members Daniel Antonellis and Peter Petrillo, and Administrative Assistant Lynn Marchand.

I. CALL TO ORDER

It being approximately 7:00 pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Vice Chair, who led the Pledge of Allegiance.

II. PUBLIC HEARING(S):

1. **FY15-08 - 164 Woodland Park, East Street, Application for Definitive Subdivision Plan** – continued from **February 11, 2014** –The Owner/Applicant of record, Omega Financial Services LLC, is seeking a Definitive Subdivision located at 340 East Street, Uxbridge, MA. The property has seven (7) proposed lots on approximately 13.4 acres and is shown on the Town of Uxbridge Assessor's Map 36, Parcel 3895. The title to said land is recorded in the Worcester District Registry of Deeds Book 51609, Page 83; in Residential-C zone.

Steve O'Connell, representing Andrews Survey & Engineering, submitted revised plans and submitted a Storm Water Management Report. An update was given; discussed water pressure issue, clearing of culvert, trench cleaning/restoration for water drainage, which he said would be included in the final revised plans.

MOTION I: to continue Woodland Park Public Hearing discussions to "the next Planning Board meeting" made by Mr. Desruisseaux. Motion was seconded by Mr. Antonellis. Motion carried 4-0-0. (Mr. Smith was recused)

III. BUSINESS

1. Open Meeting Law Complaint -Mr. Smith returned to the meeting. The Chair stated that the Board had received an Open Meeting Law complaint, had responded to that complaint, and that the response would be sent to the Complainant as well as the Attorney General, the Uxbridge Town Manager, & the Town Clerk's Office.
2. Cornfield Estates discussion/review –Chair noted a meeting/update was had with Attorney Hogarth, representing the owner/developer, Mr. Hutnak. Work began last year on the 4-lot subdivision off West Street, granted by the Courts in 2009. Also noted were past complaints from an adjacent neighbor. The Chair noted that he asked Attorney Hogarth to prepare the following items that were currently missing:
 - Covenant with the Town to go forward
 - Conservation Commission submittal: soliciting approval for small wetland area
 - Deposit money with the town to conduct peer reviews as needed peer review by the DPW
 - Construction schedule (binder, utilities, drainage, asphalt, etc.)



**PLANNING BOARD MEETING MINUTES
WEDNESDAY, MARCH 11, 2015 continued**

3. Calvary Crossing/Walnut Grove discussion/review –Steve O'Connell represented the Walnut Grove Group/Tom McIntyre. He stated the road acceptance process had been initiated. He cited work that been completed and stated that the owner would be requesting a bond reduction based on the completed work.
4. King Street Estates/120 King Street –Informal discussion for subdivision modification; Steve O'Connell of Andrews Survey & Engineering was representing the owners, Al and Jacqueline Ricca. He discussed the approved/endorsed 2007 lot subdivision, referred to a Plan prepared by Heritage Design Group. He stated at the time the subdivision was approved, they did not seek any waivers, full pavement with sidewalk/vertical granite curb, and full storm water and drainage system was required. He stated the applicants had gotten extensions from the Planning Board to keep the project current while trying to sell/market what they believed was a viable project. Applicant now feels that it is not a feasible project as it is currently approved and requested informal support/guidance/alternatives from Andrews of what the PB would support based on other similar subdivision approved projects. Andrews proposed a 3-lot subdivision with a reduced width of travelled surface/18 foot wide private roadway with a turnaround at the end. PB members provided informal input.
5. Board reviewed final draft of General Bylaw revision to be included in Town Warrant at the SATM.

MOTION I: made by Mr. Smith to accept the final revisions to Chapter 181 under Excavations, as written to us except for making a modification to 181-2, item 8 : add the words "and plans" after the word " the forms". Motion was seconded by Mr. Petrillo. Motion carried 5-0-0

IV. SUBDIVISION RULES AND REGULATIONS: no discussion

V. ANY OTHER BUSINESS that can lawfully come before the Board.

VI. MINUTES/MAIL/INVOICES

1. 2/25/2015 Minutes: **Motion I to approve Meeting Minutes, as written, made by Mr. Desruisseaux, seconded by Mr. Jim Smith. Motion carried 4-0-1. (Mr. Leonardo was absent from the 2/25/15 meeting)**

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, APRIL 1, 2015

1. **At approximately 8:08 P.M., Mr. Desruisseaux motioned to adjourn. Motion was seconded by Mr. Smith. Motion carried 5-0-0.**

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

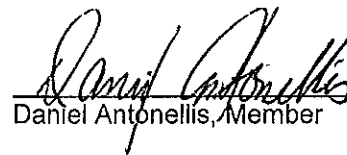


PLANNING BOARD MEETING MINUTES
WEDNESDAY, MARCH 11, 2015 continued

Planning Board Signatures



Joseph Leonardo, Chairman

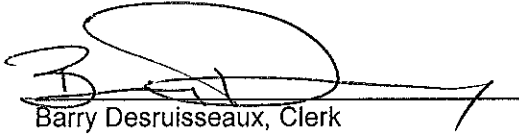


Daniel Antonellis, Member

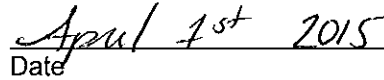
James Smith, Vice-Chair



Peter Petrillo, Member



Barry Desruisseaux, Clerk



Date