

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

Posted by  
Uxbridge  
Town Clerk

JAN 12 '12 PM 4:05

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, December 14, 2011**, at 7:00 P.M. in the Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:

**Planning Board Members Present:** Charles Lutton, Joseph Leonardo, Barry Desruisseaux, and Julie Butler.

**Planning Board Members Absent:** Ernest Esposito

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Charles Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

***Public Hearings:***

**FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval** – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country IV, located in the area within Crownshield Avenue and has ten (10) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 18515, Page 241. Mr. Donald Seaburg with Benchmark Engineering was present and spoke on behalf of the applicant. Discussion and areas of concern from the Planning Board included a traffic and environmental study in progress and shall be available prior to the next meeting on January 11, 2012 and from the public included speaking with the Planning Board Chairman to review items outlined in a letter provided to the Board. Chairman Lutton expressed to the resident to contact the Planning Board office to schedule an appointment. Benchmark Engineering requested a waiver for Section 4.A.2 Widths of street right-of-ways. The applicant requests to have a waiver for a forty feet (40') road, instead of the required fifty feet (50') road. In order to grant this request, Benchmark Engineering will agree to provide each unit with at least two (2) outdoor parking spaces. Benchmark Engineering asked for approval for a subdivision of ten (10) lots for Ledgemere IV. The applicants requested and have agreed to an extension of the decision deadline and including February 28, 2012. Following discussion, **MOTION** by Mr. Desruisseaux to grant an extension until February 28, 2012 for the application listed as **FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval**. Seconded by Mr. Leonardo, the motion carried unanimously. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing discussions for the application listed as **FY10-03 Ledgemere Country IV – Application for a Definitive Plan Approval** to the next scheduled meeting on January 11, 2012. Seconded by Ms. Butler, the motion carried unanimously.

**FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval** – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country V, located south of Crownshield Avenue and has eight (8) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 25726, Page 38. Mr. Donald Seaburg with Benchmark Engineering was present and spoke on behalf of the applicant. Discussion and areas of concern from the Planning Board included a traffic and environmental study in progress and shall be available prior to the

next meeting on January 11, 2012 and from the public included speaking with the Planning Board Chairman to review items outlined in a letter provided to the Board. Chairman Lutton expressed to the resident to contact the Planning Board office to schedule an appointment. Benchmark Engineering requested a waiver for Section 4.A.2 Widths of street right-of-ways. The applicant requests to have a waiver for a forty feet (40') road, instead of the required fifty feet (50') road. In order to grant this request, Benchmark Engineering will agree to provide each unit with at least two (2) outdoor parking spaces. Benchmark Engineering asked for approval for a subdivision of ten (10) lots for Ledgemere IV. The applicants requested and have agreed to an extension of the decision deadline and including February 28, 2012. Following discussion, **MOTION** by Mr. Desruisseaux to grant an extension until February 28, 2012 for the application listed as **FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval**. Seconded by Mr. Leonardo, the motion carried unanimously. Following discussion, **MOTION** by Mr. Leonardo to continue the Public Hearing discussions for the application listed as **FY10-04 Ledgemere Country V – Application for a Definitive Plan Approval** to the next scheduled meeting on January 11, 2012. Seconded by Ms. Butler, the motion carried unanimously.

**FY12-05 Kettle Hill Estates, Application for a Definitive Subdivision Plan Approval, cont'd** - The owner/applicant of record Kenneth J. & Louise M. Redding are seeking a Definitive Subdivision Plan Approval located on the north by Jamieson, on the east by Eichelroth & Fortin, on the south by Thomas and the west by Yarger, Chludenski, Goguen and Blackstone Street. The property has eleven (11) with a total acreage of tract 16.9 acres and is shown on the Town of Uxbridge Assessor's Map 31, Parcels 3497. The undersigned's title to said land is derived from Minelli Development Corporation by deed dated October 15, 1979 and recorded in the Worcester Registry of Deeds Book 6855, Page 135 and said land is free from encumbrances. Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. was present and spoke on behalf of the applicants. Mr. O'Connell presented an augmented plan for Kettle Hill Estates. The entrance was moved south thirty-five feet (35') away from the adjacent property. A new detention basin was defined. Three (3) lots were created within the circle including the existing house. The plans have been sent to Graves Engineering, Inc. for comments. Discussion and areas of concern from the public included the issue of entrance and site distance. Following discussion, **MOTION** by Mr. Desruisseaux to grant an extension to February 28, 2012 for the application listed as **FY12-05 Kettle Hill Estates for a Definitive Subdivision Plan Approval**. Seconded by Mr. Leonardo, the motion carried unanimously.

**Old/New Business:**

**Cedar Woods subdivision (Anthony's Way & Giacomo Way) – MOTION** by Mr. Leonardo to return the remaining bond money in the amount of \$30,432.54 to the residents of Cedar Woods subdivision. Seconded by Ms. Butler, the motion carried unanimously. Chairman Lutton briefly explained how the monies came to be returned to the residents, rather than the contractor.

**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated October 27<sup>th</sup>, November 2<sup>nd</sup> and November 16, 2011. Seconded by Ms. Butler, the motion carried unanimously.

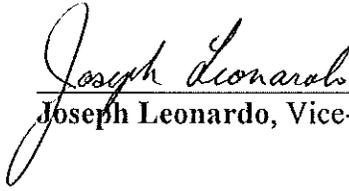
**MOTION** by Mr. Desruisseaux to adjourn the Planning Board meeting at 8:00 P.M. Seconded by Ms. Butler, the motion carried unanimously.

The Board noted that Executive Session will not convene.

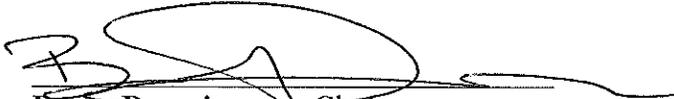
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant



Charles, Lutton, Chairman

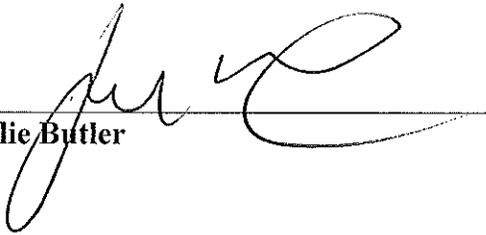


Joseph Leonardo, Vice-Chair



Barry Desruisseaux, Clerk

Ernest Esposito, Member



Julie Butler

1/11/2012

Date