



Town of Uxbridge
Planning Board
21 So. Main St.
Uxbridge, MA 01569
(508) 278.6487

AGENDA

Planning Board Meeting
Wednesday, September 10, 2008 at 7:00 P.M.
Board of Selectmen's Meeting Room
Town Hall, 21 So. Main St., Uxbridge, MA

Public Hearing(s):

- Pro-Storage – Special Permit (cont.) - Proposal to expand existing self-storage facility on Assessor's Map 33, Parcel 198 located on West Street.
- Stanley Woolen Mill - MNRD Special Permit (cont.) – The applicant / owner of record, LTI Uxbridge Stanley LP is seeking a Special Permit for a Major Non-Residential Development for the redevelopment of the Stanley Woolen Mill, within the Waucantuck Mill Adaptive Reuse Overlay District located at 146 Mendon Street.
- Dunkin Donuts (cont.) - Special Permit – The applicant / owner of record, Sutton Donuts, Inc. is seeking a Special Permit for a Major Non-Residential Development for a proposed drive-thru window on property located at 158 N. Main Street.
- Stone Crest I and II - Modified Definitive Plan. John Duridas Enterprises, Inc. applicant/ owner for Definitive Plan entitled Stone Crest drawn by Dunn Engineering Co., Inc. dated August 24, 1988 located on Gary Lane and Kasey Court. Current lots affected by this subdivision are shown on the Town of Uxbridge Assessor's Map 48, Parcels 2391, 3134, 3162, 3271, 4013, 4017, 4813, 4846, 4882, 4895, 4839, 4085, 4058, 4029, 3298, 3267, 3257, 3219, 2473, 2446, 2492 and Map 49, Parcels 2519, 2564, 2596, 3419, 3474, 4161, 4157, 3379, 3385, 3359, 3337, 2576 and 1746 and recorded in the Worcester County District Registry of Deeds Plan Book 612, Plan 70.

The applicant seeks to modify the Definitive Plan approval regarding two items: 1) The applicant is seeking a waiver of the Subdivision Regulations requiring sidewalks, so that installation of sidewalks in the Subdivision(s) would NOT be required. 2) The applicant seeks to extend the date of final completion of ways and installation of municipal services in this subdivision to March 31, 2010. (The subdivision approvals were previously extended to November 30, 2007.)

- Foxwoods Estates – Modified Definitive Plan. J.A. Taylor Construction Co. Inc. applicant/ owner for Definitive Plan entitled Foxwoods Estates shown on a plan dated

March 1, 1995, most recent revision August 14, 1995. Current lots associated with this subdivision are shown on the Town of Uxbridge Assessor's Map 27, Parcels 4751, 4765, 4849, and 4859, Map 28, Parcels 4142 and 4173, Map 32, Parcels 815, 834, 1515, 1525, 1535, 1545, 1595, 1615, 1625, 1635, 1645, 1665, 2325 and 2335, Map 33, Parcels 185, 945 and 956 and recorded in the Worcester County District Registry of Deeds Plan Book 706, Plan 23.

The applicant seeks to extend the date of final completion of ways and installation of municipal services in this subdivision to March 31, 2009. In addition, the applicant seeks a waiver from the requirements of the cross section, which require a gently graded grass strip along the road. There are two sections of the subdivision roadways (Longmeadow and Foxwoods) where ledge outcropping is evident adjacent to the roadway. The applicant seeks permission to allow the edge of right of way to remain as it presently is, in order to avoid removal of the ledge.

Old/New Business:

- Arbor Estates – Consider extending time of completion
- Central Mass Regional Planning Commission – name Planning Board Member delegate
- Zoning Bylaw – Review, consider items for FATM - Flexible Development and Conservation Design Development bylaws
- Peer Review – Update, policy
- Potential FATM articles relative to authorization to use surety to complete projects (where surety is greater than \$100,000): Foxwoods Estates, Stonecrest I, Stonecrest II, Hammond Estates, Calvary Crossing, West River Estates, Meadowside, Davis Heights, Holbrook Estates
- Maple Grove – request to release surety
- Foxwood Estates – request to release surety
- Meadowside – request to release surety
- Quaker Industrial Drive/Commerce Drive – site inspection for street acceptance - FATM
- Executive Session MGL C.39, Subsection 23B #3 – To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body.

Meeting Minutes, Invoices, Mail, Miscellaneous

**Respectfully submitted,
Town of Uxbridge Planning Board**