



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

**AGENDA**  
**Planning Board Meeting**  
**Wednesday, October 22, 2008 at 7:00 P.M.**  
**Board of Selectmen's Meeting Room**  
**Town Hall, 21 So. Main St., Uxbridge, MA**

**Public Hearing(s):**

Definitive Plan Approval. The applicant / owner of record, Donna Blanchflower-Fisher, & Stephen Whitmore and Hurley Jr. & Jean S. Silbor, in accordance with the provisions of MGL Ch 41 s. 81, review of a Definitive Subdivision Plan prepared by Andrews Survey & Engineering, Inc. dated September 30, 2008 located at 139 and 133 Hazel Street and shown on the Uxbridge Assessor's Map 18C, Lots 3471 and 3473 and recorded in the Worcester Registry of Deeds Plan Book 302 Plan 119 and Deeds Plan Book 310, Plan 98.

The applicants are seeking Definitive Plan Approval for the exchange of land between the two properties. No new lots or roads will be created. The property does not meet the current minimum frontage required by the Zoning Bylaws. Therefore, the application requires Definitive Plan approval. Variances from the Zoning Board of Appeals for the frontage and right side setback have been secured.

Amend the Zoning Bylaws. Amend Section III, Subsection 400-11, Accessory Uses/Structures. The proposal would replace the entire section with a revised version. (FATM Article 25)

Amend the Zoning Map to rezone the parcel shown as Map 27 Parcel 2475 on the Town of Uxbridge Assessor's Map from Agricultural to Industrial. (FATM Article 27)

Amend the Zoning Map to rezone the parcel shown as Map 23 Parcel 2895 on the Town of Uxbridge Assessor's Map from Agricultural to Business. (FATM Article 28)

Amend the Zoning Bylaws to rescind the vote to accept Article 24 of the May 13, 2008 Town Meeting entitled "Renumbering/Revision of Town Zoning Bylaws – Codification". (FATM Article 29)

Amend the Zoning Bylaws. Delete Section 400-47 B from the Zoning Bylaws Article IX Administration and Procedures and substitute a new subsection B. Enforcement that reads "pursuant to GL ch. 40A Section 7 the provision of this bylaw shall be enforced by the Board of Selectmen. No permit shall be granted in the construction, alteration, relocation or use of any building, structure or premises in violation of any provisions of this bylaw." (FATM Article 30)

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Amend the Zoning Bylaws Section 400-40 (Waucantuck Mill Adaptive Reuse Overlay District), Subsection B, by adding the following clause to the end of the first paragraph: The site also includes property as shown on Assessor's Map 19; parcel 2413, parcel 2449, portion of parcel 2484, portion of parcel 2475 and a portion of the area depicted on Map 19 as the paper street shown as Nicholas Way on an approved, but not built subdivision plan, the entire property being specifically bounded and boundary description dated September 10, 2008. (FATM Article 34)

Amend the Zoning Bylaws Amend various sections of the Zoning Bylaws to permit certain Electrical Generating Facilities by special permit in the Industrial Zoning District. (FATM Article 39)

### **Old/New Business:**

#### Requests for Determinations of Completeness (and subsequent reductions in surety):

- Stone Crest I & II (Gary, Kasey)
- Quaker Industrial Park II (Commerce Dr. ext)
- Meadowside (Cassie)
- Maple Grove (Julia)
- Davis Hts (Lee St/Glen St)
- Ledgemere Country Estates I, II & III – (Crownshield, Cotton Mill, Spinning Wheel)
- Foxwoods Estates I & II

#### Reports to Board of Selectmen: Petitions to lay out roads (Bd. of Sel holding public hearings on Oct 27)

- Gary and Kasey (Stone Crest I and II)
- Commerce Drive (ext) – (Quaker Industrial Park II)

#### Reports to Town Meeting regarding petition article(s) to accept roads (Town Meeting Scheduled November 18)

- Commerce Dr (ext) – (Art 33)
- Gary and Kasey – (Art 37)
- Cassie, Julia, Foxwoods, Longmeadow, Deer View, Wild Life, Church (ext), Lake (ext)  
(Art 38)

### **Meeting Minutes, Invoices, Mail, Miscellaneous**

**Respectfully submitted,**

**Town of Uxbridge Planning Board**