



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

AGENDA
Planning Board Meeting
Wednesday, April 8, 2009 at 7:00 P.M.
Board of Selectmen's Meeting Room
Town Hall, 21 So. Main St., Uxbridge, MA

81P – ANR Plan – Rivulet Street, Map 12C, Lot 2556

PUBLIC HEARINGS:

40 Douglas Street – MNRD Special Permit – (Public Hearing Continued) The applicant/owner of record, ARIS Group, LLC is seeking a Special Permit for a Major Non-Residential Development for a proposed drive-thru window on property located at 40 Douglas Street. The proposed project consists of the construction of a 6,200 sq. ft. commercial space to include 2,400 sq. ft. bank with a drive thru window and 3,000 sq. ft. of retail space. The development of the commercial space does not trigger this review. However, a proposed drive-thru triggers the requirement of a Special Permit. The Special Permit being sought applies only to the ability to have a drive-thru component to whatever commercial activity may occur on the property.

Amend the Zoning Bylaws Appendix A – Table of Regulations The proposal would amend the Zoning By-Laws §400 by deleting in its entirety the existing “APPENDIX A - TABLE OF REGULATIONS” and replacing it with the a revised “APPENDIX A - TABLE OF USE REGULATIONS”. Also by amending the Zoning Bylaw §400 Article X “Definitions”, by adding the following definitions, in their appropriate alphabetical order as the section is now organized: Light manufacturing / light industrial, Non-exempt agricultural use and Non-Hospital Medical Institution. Also, by amending the definition Apartment House. (Warrant Article 18)

Citizen Petition to Amend Section 400-39, Subsection C of the Zoning Bylaws The proposal would amend Section 400-39, Bernat Mill Historic Overlay District, Subsection C of the Town of Uxbridge Zoning By-Laws by adding the following additional uses; 7. Research & Development; including but not limited to offices and laboratories for scientific, agricultural, or industrial research. (Warrant Article 27)

Citizen Petition to Amend Section 400-40, Subsection B of the Zoning Bylaws The proposal would amend Section 400-40 (Waucantuck Mill Adaptive Reuse Overlay District) Subsection B of the Town of Uxbridge Zoning By-laws 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. (Warrant Article 28)

OLD/NEW BUSINESS:

- **Stanley Woolen Mill – Special Permit**
- **Stonecrest I & II** – Consider Determination of Completeness for SATM Street Acceptance – update (Public Hearing scheduled 4/22, deadline to report to TM 4/23)
- **Quaker Industrial Park – Commerce Drive** – Consider Determination of Completeness for SATM Street Acceptance – update (Public Hearing Scheduled 4/22, deadline to report to TM 4/23)
- **Pro Storage** – request for extension of recording Decision
- **Legal Notices** – discussion - consider adopting policy
- **Construction Services Agreement** – discussion – consider adopting policy
- **Graves Engineering Contract**
- **Meadowside** – request bond reduction
- **Waucantuck** – pre-scoping session update
- **River’s Edge** – (Pasture at Elmwood) Easy Street, Buttermilk Way – Hutnak
- **Holbrook** – Graves estimate
- **Hammond** – Graves estimate
- **Sutton Place** – Storey Lane – Board discussion

- **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