

Town of Uxbridge  
**Planning Board**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278-8600, ext 2013

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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, January 13, 2010, at 7:00 P.M. in the Board of Selectmen's Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA:

**Planning Board Members Present:** Charles Lutton, Peter Petrillo, Barry Desruisseaux and Debbie Bernier

**Others Present:** Donna C. Hardy, Planning Board Administrator

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.

**Waucantuck Place – Special Permit/Site Plan Modification Application** – The applicant/owner of record Uxbridge Associates, LLC/Robert Josephs is seeking a Modification of a Special Permit and Site Plan Review for the construction of 176 residential housing units (consisting of one 3-story and four 4-story structures) on land of the former Waucantuck Mill, 325 Mendon Street, Uxbridge MA and shown on the Town of Uxbridge Assessor's Map 20, Parcels 919, 1749, 2546 and recorded in the Worcester County District Registry of Deeds Book 37229, Page 81 and Book 5757, Page 346. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of applicant. Mr. Anderson advised the Board of the applicant's intent to withdraw the special permit/site plan modification application without prejudice. **MOTION** by Ms. Bernier to accept applicant's written request on January 13, 2010, to withdraw the special permit/site plan modification application without prejudice. Seconded by Mr. Petrillo, the motion carried unanimously.

The Board took Palomino Estates out of order.

**Palomino Estates – Modification of a Definitive Subdivision Plan** – The applicant/owner of record Thomas J. Blais is seeking an Modification of a Definitive Subdivision Plan for Palomino Estates Subdivision, located on West Hill Road in Uxbridge and is shown on the Town of Uxbridge Assessor's Map 2, Parcels 2957, 3728, 3776, 2971 and 2834 and plan recorded in the Registry of Deeds Plan Book 808, Plan 51. Mr. Henry Lane with Law Offices Lane and Hamer was present, representing Thomas J. Blais seeking an extension of two (2) years of the modification of a definitive subdivision plan. Chairman Lutton requests that the covenant be extended. If during that time, construction begins and lots are requested to be released, the Planning Board will be asking for surety. Following discussion, **MOTION** by Mr. Petrillo to extend the Modification of a Definitive Subdivision Plan and covenant to December 31, 2011. Seconded by Mr. Desruisseaux, the motion carried unanimously.

The chairman opened the public hearing.

**Meadow Valley Estates – Modification of a Definitive Subdivision Plan** – The applicant/owner of record TTK Real Estate, LLC is seeking an Modification of a Definitive Subdivision Plan for Meadow Valley Estates, located off of Chocolog Road and is shown on the Town of Uxbridge Assessor's Map 43, Parcel 4323, Worcester County District Registry of Deeds Bk. 39477, Pg. 93 and Uxbridge Assessors Map 43, Parcel 3681, Worcester County District and Map 43 Parcel 3694 Registry of Deeds Book 37618, Page 184 and Registry of Deeds Book 39477, Page 94. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of applicant. Mr. Anderson advised the Board that the road is complete for drainage, infrastructure, utilities, electrical, gas, etc. Mr. Anderson also discussed the anticipated modification to this subdivision for low impact development. Mr. Anderson asks the Board to waive sidewalk and curbing. This elimination would allow the developer to do the

Low Impact Development. Discussion and areas of concern from the residents included safety of the site, curbing and sidewalks. Following discussion, **MOTION** by Mr. Petrillo to accept applicant's verbal request to continue the public hearing to their next scheduled meeting. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**Stanley Woolen Mill –MNRD and Historic Mill Adaptive Reuse Overlay Special Permit** – 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. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Mr. Anderson advised he has received invoices concerning this project and shall be sending payment soon. Mr. Anderson will not need to place this on the next agenda. Chairman Lutton advised that a new Public Hearing should be opened for this project concerning the traffic studies, etc.

**Davis Heights (Glen Street and Lee Street)** – A letter addressing the Davis Heights Bond Reduction was sent to David Genereux and Justin Cole on December 11, 2010 for surety at \$35,326.15. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Presently at the location, there are 11 homes built and 3 existing lots not built yet. The 3 lots are presently owned by Northern Development Group. Mr. Anderson and the Board request to have input from the DPW. No building can be done on the last three remaining lots, until a bond is provided and the road is accepted. The Board will continue discussions at their next scheduled meeting for further discussion, no motion needed.

**Cedar Woods I (Giacamo Way and Anthony's Way)** – The Planning Board is waiting for input from the DPW and will continue discussions at their next scheduled meeting.

**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated December 9, 2009. Seconded by Mr. Petrillo, the motion carried unanimously.

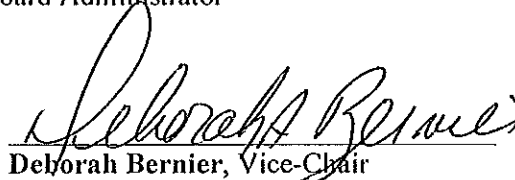
**MINUTES. MOTION** by Mr. Desruisseaux to approve the Planning Board Executive Minutes dated December 9, 2009. Seconded by Mr. Petrillo, the motion carried unanimously.

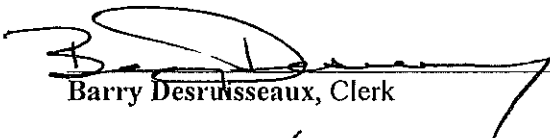
**MOTION** by Mr. Desruisseaux to adjourn the meeting at 8:05 P.M. Seconded by Mr. Petrillo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrator

  
Charles, Lutton, Chairman

  
Delorah Bernier, Vice-Chair

  
Barry Desruisseaux, Clerk

  
Peter Petrillo, Member

Date

1/27/2010