



Town of Uxbridge
Planning Board
21 So. Main St.
Uxbridge, MA 01569
(508) 278.8603

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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **July 12, 2006**, at 7:00 P.M. in the **Board of Selectmen's Meeting Room**, 21 So. Main St., Uxbridge, MA 01569.

Planning Board Members Present: Chairman John Morawski, Vice-Chairman Susan Bloomberg, Clerk Debbie Bernier, Stanley Stefanick

Planning Board Member(s) Absent: Peter Petrillo

Others Present: Floyd Forman, Dir. of Planning & Economic Development and Cheryl Brodeur, Administrative Assistant, Planning and Zoning Boards

The meeting being duly called, properly posted, and a quorum being present, Chairman Morawski called the meeting to order at **7:03 P.M.**

81P(s):

Plan of Land entitled "Division of Land Stanphyl Road, Uxbridge, Massachusetts owned by Ronald E. Parsons and Glenn A. & Marilyn N. Gurney" prepared by Andrews Survey and Engineering, dated 11/18/05: Rick Hathaway of Andrews Survey and Engineering represented the applicants. He explained that the present lot line was on an angle from Stanphyl Rd. and that the applicants were just attempting to make that angle less severe. Susan Bloomberg made a motion, seconded by Debbie Bernier, to endorse the Plan of Land entitled "Division of Land Stanphyl Road, Uxbridge, Massachusetts owned by Ronald E. Parsons and Glenn A. & Marilyn N. Gurney" prepared by Andrews Survey and Engineering, dated 11/18/05. The vote was 4-0-0 in favor of the motion.

Plan of Land entitled "Division of Land 39 & 41 North Main Street, Uxbridge, MA owned by the Baker Family Realty Trust" prepared by Andrews Survey and Engineering, dated 05/25/06: Rick Hathaway of Andrews Survey and Engineering represented the applicants. He explained that the situation the applicants face is that two houses are situated on one lot. He went on to say that all the applicant wanted to do was create two separate lots to undo this pre-zoning issue and provide easements so that each house lot was protected. Susan Bloomberg cited that the 2nd house lot would have no frontage on North Main and John Morawski reminded the Board that this was a pre-existing, non-conforming, pre-zoning problem. Stanley Stefanick made a motion, seconded by Susan Bloomberg, to endorse the Plan of Land entitled "Division of Land 39 & 41 North Main Street, Uxbridge, MA owned by the Baker Family Realty Trust" prepared by Andrews Survey & Engineering, dated 05/25/06. The vote was 4-0-0 in favor of the motion.

Old / New Business:

Determine date to Meet with John Mullin re: Comprehensive Planning: Floyd Forman told the Board that Mr. Mullin was available on either 08/16/06 or 08/23/06 but that Mr. Mullin's preference was for 08/23/06. Ms. Bloomberg indicated that she might not be able to do either August date and that she would prefer to see this on a September agenda. Chairman Morawski indicated that he did not want to see this issue pushed out that far and that he would like to see this as a one agenda item only on 08/16/06 at 7:00 P.M.. Mr. Forman indicated that he would contact Mr. Mullin and confirm that date and time.

Public Hearing(s) New:

Precision Engineering Special Permit: Margaret Bacon of Yerka Engineering represented the applicant and requested that the Board open the Public Hearing solely for the purpose of continuing the Public Hearing to 08/09/06. The Chairman opened the Public Hearing and Stanley Stefanick made a motion,

seconded by Debbie Bernier, to continue the Public Hearing on the Precision Engineering Special Permit to 08/09/06. The vote was 4-0-0 in favor of the motion.

Public Hearing(s) Continued:

Evergreen Acres Conservation Design Definitive Subdivision Plan: Floyd Forman told the Board that there were still some open-ended technical issues to be dealt with. Henry Lane represented the applicant and requested that the Board continue the Public Hearing on this matter to 07/26/06. Stanley Stefanick made a motion, seconded by Debbie Bernier, to continue the Public Hearing on the Evergreen Acres Conservation Design Definitive Subdivision Plan to 07/26/06. The vote was 4-0-0 in favor of the motion.

Old / New Business:

Mountainview Estates Definitive Subdivision Plan: Stanley Stefanick made a motion, seconded by Debbie Bernier, to grant the applicant's request to continue deliberation on the Mountainview Estates Definitive Subdivision Plan to 08/09/06. The vote was 4-0-0 in favor of the motion. Stanley Stefanick made a motion, seconded by Debbie Bernier, to grant the applicant's request to extend the time within which the Board must render a decision on the Mountainview Estates Definitive Subdivision Plan to 08/31/06. The vote was 4-0-0 in favor of the motion.

Public Hearing(s) Continued:

Mill on West River Pond Special Permit: Henry Lane represented the applicant and asked that the Board continue this Public Hearing to 08/09/06. Stanley Stefanick made a motion, seconded by Debbie Bernier, to continue the Public Hearing on the Mill on West River Pond Special Permit to 08/09/06. The vote was 4-0-0 in favor of the motion.

Discussion with Floyd Forman, Director of Planning and Economic Development:

Discussion on the Establishment of a Development Review Committee: Floyd Forman told the Board that the Town Manager had indicated to him that she was interested in establishing a Development Review Committee.

Alternate Planning Board Member Update: Mr. Forman indicated that he was working with the Town Manager to find an appropriate Alternate candidate.

Public Hearing(s) Continued:

Aldrich Brook Estates Conservation Design Development Special Permit: Mark Allen of Allen Engineering represented the applicant. Floyd Forman reminded the Board that one key issue on this Special Permit was sight distance and that a Conservation Design Development plan must meet all the requirements of the Subdivision Rules and Regs, i.e., waivers can not be granted. Mr. Forman went on to say that before the Board changed the Subdivision Rules and Regs regarding sight distance by adopting AASHTO standards, the applicant could not meet the site distance requirement. Using the newly adopted standards, the study proves they do meet the requirement. Mr. Forman further stated that once the Special Permit is granted, the applicant will have to come back before the Board with a Definitive Subdivision Plan. Chairman Morawski told the Board that he clarified with Mr. Forman that the Town had up to two (2) years to decide what to do with the open space. Mr. Forman brought the Board's attention to a new condition (#5) which speaks to a perimeter buffer of fifty (50) feet. There was no public comment. Susan Bloomberg made a motion, seconded by Stanley Stefanick, to close the Public Hearing on the Aldrich Brook Estates Conservation Design Development Special Permit. The vote was 4-0-0 in favor of the motion. Susan Bloomberg made a motion, seconded by Debbie Bernier, to approve the Aldrich Brook Estates Conservation Design Development Special Permit with the Findings and Conditions set forth in the Draft Decision provided by the Town Planner. The vote was 4-0-0 in favor of the motion.

Accept & Endorse Meeting Minutes, Sign Invoices, Review Mail, Miscellaneous:

Review Mail: A letter was received from CMRPC asking the Board to appoint a new delegate for FY07. Vice-Chairman Bloomberg volunteered to serve for as long as she continues to serve on the Planning Board. Stanley Stefanick made a motion, seconded by Debbie Bernier, to appoint Susan Bloomberg to serve as the Uxbridge Planning Board Delegate on the CMRPC. The vote was 4-0-0 in favor of the motion.

06/14/06 Meeting Minutes: Susan Bloomberg made a motion, seconded by Stanley Stefanick, to accept with one edit to change discuss to discussion in the 2nd sentence on Page 2 and endorse the 06/14/06 Planning Board Meeting Minutes. The vote was 3-0-1 in favor of the motion, with Debbie Bernier casting the one abstaining vote.

Adjournment: Susan Bloomberg made a motion, seconded by Stanley Stefanick, to adjourn. The vote was 4-0-0 in favor of the motion. The meeting adjourned at 7:45 P.M.

John Morawski, Chairman

Date

Susan Bloomberg, Vice Chairman

Date

Debbie Bernier, Clerk

Date

Peter Petrillo

Absent

Stanley Stefanick

Date