



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, **August 9, 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, Clerk Debbie Bernier, and Stanley Stefanick

Planning Board Member(s) Absent: Vice-Chairman Susan Bloomberg and Peter Petrillo

Others Present: Floyd Forman, Director of Planning and 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 **7:00 P.M.**

Old / New Business:

Sutton Place Definitive Plan: Sign Mylar Missing From Original Plan Mylars: Floyd Forman explained to the Board members that this mylar was somehow missing from the original set of mylars presented to the Board for endorsement earlier this year. Stanley Stefanick made a motion, seconded by Debbie Bernier, to endorse the one missing mylar from the Sutton Place Definitive Plan. The vote was 3-0-0 in favor of the motion.

150 / 160 Chockalog Rd. Definitive Plan: Request for Rescission of a Definitive Subdivision Plan: Floyd Forman explain to the Board members that the applicants have changed their minds re: moving forward with their subdivision. He went on to say that roadway costs have skyrocketed since the applicants originally sought an estimate on the road. Further, he stated, one of the applicants has since decided to sell his home and the potential buyer does not want the subdivision on record. Mr. Forman told the Board members that this could pose a problem down the road if it remains on the books. Mr. Forman drew the Board's attention to a letter from the applicants formally requesting the members to take a vote to rescind the subdivision plan (Exhibit "A" attached). Chairman Morawski raised the question as to whether mylars had been signed and it was generally agreed that should any have been signed by the Board that they should be returned to the Board. Mr. Forman indicated that he would contact the applicants regarding same. Stanley Stefanick made a motion, seconded by Debbie Bernier, to rescind, at the request of the applicants, their recently approved subdivision plan entitled "150 / 160 Chockalog Road" date October 4, 2005, most recent revision January 19, 2006. The vote was 3-0-0 in favor of the motion. Chairman Morawski raised the question of how often the DPW looks at road rates and Mr. Forman indicated that he would contact them to ask that question.

Autumn Woods: Bond Reduction Request: Debbie Bernier made a motion, seconded by Stanley Stefanick, to reduce the cash bond on Road A (Acorn Road), from Station 0+40 to Station 19+30, located in the Autumn Woods Subdivision, for Autumn Woods Development, LLC, from \$144,585.00 to \$56,700 as per the Town of Uxbridge Department of Public Works Sub-Division Bonding sheet dated 07/26/06. The vote was 3-0-0 in favor of the motion.

Autumn Woods: Release of Excess Engineering Review Fees: Stanley Stefanick made a motion, seconded by Debbie Bernier, to return \$872.00 to Autumn Woods Development, LLC, from the Planning Board Engineering Review Fees Revolving Account. The vote was 3-0-0 in favor of the motion.

Mountainview Estates Definitive Subdivision Plan Deliberation: Floyd Forman explained to the Board members that the Conservation Commission has told the applicants that they must move their roadway by 18 inches. He further explained that Kopelman and Paige (Town Counsel) has opined that any time there is any change to a subdivision plan after the Public Hearing has been closed that the applicant(s) must

re-advertise and re-notice abutters, even if the change to the plan is minor. Mr. Forman suggested that the Board consider re-opening the Public Hearing on this matter on 09/13/06 and further suggested that the applicant should ask the Board to extend the time within which the Board must render a decision to 09/20/06. Mr. Forman went on to say that he had met with Rachel Landry, Conservation Agent, and that they had drafted a Special Condition associated with the Conservation Commission's drainage and sedimentation issues on this plan which are overlapping Planning Board and Conservation Commission concerns. He went on to say that, owing to the need to re-open this Public Hearing, the Board might consider exercising more caution in the future before rushing to close a Public Hearing and subsequently needing to re-open it for some minor detail. Stanley Stefanick made a motion, seconded by Debbie Bernier, to accept the applicant's written request (Exhibit "B" attached) to extend the time within which the Board must render a decision on the Mountainview Estates Definitive Subdivision Plan to 09/20/06. The vote was 3-0-0 in favor of the motion. Stanley Stefanick made a motion, seconded by Debbie Bernier, to accept the applicant's request to open the Public Hearing on the Mountainview Estates Definitive Subdivision Plan on 09/13/06. The vote was 3-0-0 in favor of the motion.

Public Hearing(s) Continued:

Mill on West River Pond Special Permit: Floyd Forman told the Board members that the applicant chose to continue the Public Hearing to 09/13/06 in light of the fact that there will not be a full compliment of the Board on 08/23/06. Mr. Forman directed the Board members' attention to a written request to do same (Exhibit "C" attached). Chairman Morawski told the Board members that the Town Manager told him that she spoke to Rob Josephs and that he might want to be put on the agenda of the 08/16/06 Special Planning Board Meeting at which John Mullin would be in attendance. Mr. Forman explained that on 08/16/06, the Board members would still not be 100% in attendance owing to Susan Bloomberg's absence. Stanley Stefanick made a motion, seconded by Debbie Bernier, to grant the written request of the applicant to continue the Public Hearing on the Mill on West River Pond Special Permit to the next available Planning Board meeting after 08/23/06, that being 09/13/06. The vote was 3-0-0 in favor of the motion.

Grace Realty Trust / Precision Engineering Special Permit: Floyd Forman recommended that the Board continue this Public Hearing to the 2nd meeting in September at which time he would bring forward a draft decision. Stanley Stefanick made a motion, seconded by Debbie Bernier, to continue the Public Hearing on the Grace Realty Trust / Precision Engineering Special Permit to 09/27/06. The vote was 3-0-0 in favor of the motion.

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

Quaker Industrial Park II Subdivision Plan Modification and Cossen Long Term Investment (LTI) / Unilock Special Permit: Mr. Forman mentioned that the Board would be taking up both of these matters simultaneously on 09/13/06 since the Special Permit hinges on the subdivision plan modification.

Public Hearing(s) Continued:

Maple Shire Drive Definitive Subdivision Plan: Floyd Forman drew the Board members' attention to the Email he received from the Fire Chief okaying private road status. Stanley Stefanick made a motion, seconded by Debbie Bernier, to accept the applicant's written request to continue the Public Hearing on the Maple Shire Drive Definitive Plan to the next regularly scheduled Planning Board meeting, 08/23/06. The vote was 3-0-0 in favor of the motion. Mr. Forman told the Board that because the Public Safety Committee raised concerns on street names recently, all new subdivision submissions will be made to the Planning Board only after the Board of Selectmen has blessed the proposed street names.

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

Special Planning Board Meeting Next Wednesday, 08/16/06: Mr. Forman reminded the Board that there is a Special Planning Board Meeting scheduled for 08/16/06 solely for the purpose of discussing a Master Plan for the Town. John Mullin, Dean of the Graduate School at the University of Massachusetts, Amherst, will address the Board.

CMRPC Letter re: New Rule for Board Member Participation in Public Hearings and the Subsequent Change in MGL C. 39: Mr. Forman directed the Board members' attention to a July 18, 2006 letter from CMRPC (Exhibit "D" attached) that speaks to the change. A question arose around what

“municipal acceptance” meant and Mr. Forman indicated that he would investigate same through the governor’s office.

FinCom’s Public Hearing(s) on Zoning Articles for the Annual Fall Town Meeting: Mr. Forman indicated that he’d contacted FinCom Chair Ed Maharay to find out when FinCom planned to hold its Public Hearing(s) on Zoning Articles for the Annual Fall Town Meeting. Mr. Forman reported that Chairman Maharay told him that he thought his committee, in all likelihood, would be holding the Public Hearing(s) in late October or early November. Mr. Forman indicated to the Board members that he thought it might be appropriate for the Planning Board to bring forward a Parking By-law to Town Meeting and asked for Board members to consider doing so.

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

07/26/06 Meeting Minutes: Stanley Stefanick made a motion, seconded by Susan Bloomberg, to accept as written and endorse the 07/26/06 Planning Board Meeting Minutes. The vote was 3-0-0 in favor of the motion.

Adjournment: Stanley Stefanick made a motion, seconded by Debbie Bernier, to adjourn. The vote was 3-0-0 in favor of the motion. The meeting adjourned at 7:50 P.M.

John Morawski, Chairman

Date

Susan Bloomberg, Vice Chairman

ABSENT

Debbie Bernier, Clerk

Date

Peter Petrillo

ABSENT

Stanley Stefanick

Date