



Town of Uxbridge
Planning Board
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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **September 13, 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, Peter Petrillo and Stanley Stefanick

Planning Board Member(s) Absent: None

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.**

81P(s):

None

Old / New Business:

Update on Completion of Infrastructure on Murphy's Way in the Holbrook Farm Estates

Subdivision: Floyd Forman told the Board members that things were moving along. He went on to say that the pitch was done poorly by the original paver and that there were therefore puddles at a number of locations and that the road residents were rightfully concerned. Further he said that the new paver made larger cuts, lifted the pavement, and created a better pitch for drainage. Mr. Forman said the paver will be paving again within a few days. He went on to say that Narragansett Paving told Irving Priest, DPW Asst. Superintendent, and him that this project would never be 100% without fully re-doing the road because of the way the pitch was originally done. Chairman Morawski told Mr. Bettencourt that he had two weeks to finish. Floyd Forman went on to say that the problems existed where there was the least amount of pitch, right in front of the driveway owned by the owner of the driveway company. Ms. Bernier queried as to whether the road would survive the upcoming winter. Floyd Forman told her that the road is not falling apart but that water is not flowing into the catch basin. He went on to say that they (Bettencourt's pavers) are doing the best they can to fix the problem and that the Town won't know how well it has worked out until we experience a rain storm and can check the puddling. The paver expects that the work they are currently doing will take care of fifty percent (50%) of the problem. Peter Petrillo said to let them complete the work and then see what happens.

Evergreen Acres Conservation Design Definitive Subdivision Plan (Continued Deliberation from 08/23/06): Floyd Forman indicated that there was good news on this project. He reported that Chief Ostroskey visited the site and that he indicated that he wanted cisterns and that Steve Gioiosa had done a good job addressing the cistern issue. Chairman Morawski read the draft Special Conditions. He told the Board members that he wanted to see the Fire Chief's request as an additional and the Chief's letter will be incorporated into the decision. Floyd Forman explained to the Board members that the draft conditions were very similar to those of most subdivisions and went on to say that the Subdivision Plan Decision should mesh and meld with the Special Permit. Peter Petrillo made a motion, seconded by Debbie Bernier, to accept the conditions of approval as amended for the "Conservation Subdivision Design, Definitive Subdivision, Evergreen Acres in Uxbridge, Massachusetts", dated December 2, 2005, most recent revision July 14, 2006 with amended Special Conditions: Adding the following to Special Condition #1: Installation will comply with all conditions addressed in the Fire Chief's letter to the Planning Board dated 09/13/06 (attached) and changing the phrase "has been" in Condition #3 re: the pond to "shall be" (Exhibit "A" attached). The vote was 5-0-0 in favor of the motion. **(App'd.)**

Public Hearings Continued:

Homeward Ave. Estates Definitive Subdivision Plan (continued from 06/28/06): Henry Lane submitted a letter to the Board requesting that the Public Hearing on the Homeward Ave. Estates Subdivision Plan be continued to the second meeting in October (10/25/06) to allow for new abutter notification (Exhibit "B" attached). Stanley Stefanick made a motion, seconded by Peter Petrillo, made a motion to accept the request and the vote was 5-0-0 in favor of the motion. **(Cont. PH to 10/25/06)**

Old / New Business:

LaChapelle Lane (a.k.a. Maple Shire Estates) Definitive Subdivision Plan (Deliberation Cont. from 08/23/06): Floyd Forman reminded the Board members that the Public Hearing on this Plan was closed and that the waivers (Exhibit "C" attached) needed to be voted on tonight. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 4.A.1 (Location and Alignment) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 4.A.2 (Right of Way Width) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 4.A.4.a (Dead End Streets) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 4.A.4.d (Dead End Streets) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 5.C.3 (Street and Roadway Specifications) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 5.C.4 (Street and Roadway Specifications) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant as amended the S. 5.C.7 (Street and Roadway Specifications) Waiver request, the amendment being that the 2nd sentence should now read, "The driveway will be paved with binder asphalt for the first ten feet off the edge of the sidewalk and re-ground asphalt for the next 130 ft." The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant as amended the S. 5.C.8 (Street and Roadway Specifications) Waiver request, the amendment being that the 2nd sentence should be struck. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 5.D.1 (Utilities) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 5.D.3 (Utilities) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 5.E (Sidewalks) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the S. 5.H (Roadway Cross Section) Waiver request. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote. Floyd Forman asked the Board members to have Heritage update the Plan, get it out to Cullinan for comment, so the Board could vote approval of the Plan at their next meeting. The Board members indicated that they wanted to continue deliberation on this Definitive Plan to the next meeting, 09/27/06. No motion was made to do so and, consequently, no vote was taken. **(Cont. Deliberation to 09/27/06)**

Public Hearings Continued:

Cnossen LTI Corp. / UniLock Special Permit (Cont. from 08/23/06): Floyd Forman told the Board members that this Special Permit is tied to the Quaker Industrial Park II Definitive Subdivision Plan Modification. He went on to say that Jason DeGray from BETA Group, Inc., was present as was Mark Anderson of Heritage Design Group who represents Cnossen LTI Corp. Mr. Cnossen was present. Mr. Anderson told the Board members that the Cnossen's had taken ownership of the Rosenthal land to continue gravel removal and develop a new building for UniLock. He went on to say that the new facility was for a separate product line. Then he told the Board that he just received BETA Group's comments this morning and that he might want to talk about the request made by BETA for a traffic study. Mr. Anderson

continued that this project feeds off of the Quaker Industrial Park II and went on to say that he wanted handle both projects together. Hence, New Public Hearing follows: **(Cont. PH to 09/27/06)**

Public Hearing(s) New:

Quaker Industrial Park II Definitive Subdivision Plan Modification: Chairman Morawski opened the Public Hearing on this project. Mark Anderson of Heritage Design Group told the Board members that the Quaker Industrial Park II Definitive Subdivision Plan was approved in November of 2005. The Plan called for a detention basin in a particular area but that by adding an additional thirteen (13) acres to the original lot, the owners created a better lot. He went on to say that nothing else was changed except removing the detention basin and re-locating it to another UniLock parcel and that further the modification speaks only to the re-locating of the detention basin. When asked Susan Bloomberg about the old map, Mr. Anderson told her that they had created a larger site. He spoke to the strong tax base, industrial development, and other lots in the vicinity already under development. Floyd Forman interjected that Phil Paradis of BETA Group pointed out that the site is not on the sewer line. Mark Anderson responded by saying that the sewer line is far away from the site, that there will be few employees, and that a septic system seems likely. Mr. Forman reminded the Board that they should consider this issue. Jason DeGray of BETA Group told the Board members that the bulk of the review work was done but that he wanted additional information and that he thought it was wise to give the applicant the opportunity to respond. He went on to say that the big ticket item is the septic system in the presence of Town sewer and that the applicant would need Board of Health approval relative to the proximity of the building. The next item he highlighted was the re-location of the detention basin and he said he would like to see soil test results. Further, Mr. DeGray pointed out to the Board that there is an isolated wetlands issue on the site and that the Conservation Commission should be involved with that matter. Mr. DeGray also voiced his opinion that a traffic impact study should be done at the intersection of Commerce Drive and Quaker Highway. Lastly, he said that the pavers used on site do not provide for protection of the ground water. Chairman Morawski asked whether or not UniLock had an agreement with the Cnossens to purchase the land. Mark Anderson responded that if a deal with UniLock fell through that he understood the applicant would have to return to the Board for another modification. Mr. Anderson then told the Board members that the hours of operation would be less than the current UniLock hours operation. He asked the Board members to put the project on the 09/27/06 agenda and assured them that he would have comments to BETA Group by Monday, 09/17/06. Peter Petrillo made a motion, seconded by Stanley Stefanick, to continue the Public Hearings on the Cnossen LTI Corp. / UniLock Special Permit and the Quaker Industrial Park II Definitive Subdivision Plan Modification to 09/27/06. The vote was 5-0-0 in favor of the motion. **(Cont. PH to 09/27/06)**

Mountainview Estates Definitive Subdivision Plan (Re-opening of Public Hearing): Chairman Morawski re-opened the Mountainview Definitive Subdivision Plan Public Hearing. Chairman Morawski asked Mark Anderson to confirm that the new, updated Plans were received only today. Mr. Anderson responded in the affirmative that they were and asked to be allowed to explain the events leading to this evening. He told the Board that the applicant needed to move a cul de sac some eighteen inches and he explained that Heritage did do that but that Floyd Forman thought that the applicant should re-notice abutters, re-advertise and that the Public Hearing should be re-opened to accommodate the change. Mr. Anderson went on to say that he received a phone call from the DPW Assistant Superintendent Irving Priest re: moving the road to gain a full twenty-five (25) ft. Chairman Morawski read Mr. Priest's 08/24/06 re-iteration memo. Floyd Forman told the Board members that there were two (2) issues here: 1.) The 08/24/06 memo and having to modify the decision the day of the Planning Board meeting rendering one waiver request invalid and he indicated that he does not want to see changes to Plans on the day of a meeting. Susan Bloomberg reminded all parties present that the Planning Board has asked all applicants / engineering companies to submit new materials at least two (2) weeks prior to any Planning Board meeting for consideration by the Board. Floyd Forman went on to say that the traffic study showed that exiting sight distance was very close to not meeting the requirements of the Subdivision Rules and Regulations. Further, he said, it will be very difficult to get into and out of the site. He confirmed that the revised Plan did only arrive today and indicated that this is not the way things should happen. He suggested that the Board vote waivers tonight and let the Town's engineering review firm take one final look at the Plan with the waivers. Susan Bloomberg reiterated her concern re: the Board's policy on not accepting and acting on

items received at the zero hour. Mark Anderson asked the Board to take a vote and assured the Board that he would add vote results to the Plan for final engineering review. Floyd Forman told the gathering that the Board of Health just voted to expand the "No Blast Zone" around the Kempton Road pollution site to three thousand (3,000) ft. and said that he did not know if the expansion of the zone impacts the Mountainview Estates subdivision. Mark Anderson indicated that the expansion only impacts the subdivision's undeveloped wetland area. Floyd Forman suggested that the Board not waive the steep slopes. Susan Bloomberg made a motion, seconded by Debbie Bernier, to deny the waiver request on Section 5.C.8. The vote was 5-0-0 in favor of the motion. Susan Bloomberg made a motion, seconded by Peter Petrillo, to grant the waiver request on Section 4.A.1.E. The vote was 5-0-0 in favor of the motion. Mark Anderson then told the Board to strike the waiver requests re: Sections 4.A.6. and 4.H. Susan Bloomberg made a motion, seconded by Stanley Stefanick, to continue the Public Hearing on the Mountainview Estates Definitive Subdivision Plan to 09/27/06. The vote was 5-0-0 in favor of the motion. **(Cont. PH to 09/27/06)**

Public Hearing(s) Continued:

Mill on West River Pond Special Permit (Cont. from 08/09/06): Rob Josephs was in attendance as was his engineering representative, Mark Anderson of Heritage Design Group. Rob Josephs indicated that this would be their first broad presentation and that he and Mark Anderson would be discussing the site, revisions they have made to their initial plans, and provide an overview to date. Mark Anderson started by saying that he was surprised to see no abutters and that he and Rob Josephs met with abutters at the first meeting when the Board opened the Public Hearing and took no testimony because one Board member was absent. He went on to say that the applicant held an open house to which the abutters and the public were invited on 09/09/06. Mark indicated that he and Mr. Josephs went through the project with approximately thirty (30) abutters. Mr. Anderson told the Board members that the only negativity he got from the abutters was their concern over the rats and how they would be handled. Mark went on to say that it was a great informational meeting and that they took names and comments from the abutters and noted their concerns. He told the Board that he had one meeting with BETA Group and that constituted the second review of the project and that he was working with Floyd Forman, BETA Group, and the Town (via the Staff / Dept. Head review meeting last week). He announced that he plans to present the project in segments and single out certain aspects. He went on to say that he met with the Fire Chief to discuss his concerns. Rob Josephs took his turn at the podium and declared that he was ready to answer all the Board's questions tonight and was hoping to get a vote on the project tonight. He went on to say that he had already invested three (3) years in the project and that he met with the Town Treasurer before tonight's meeting. He said the site was riddled with problems and that everyone needed to look beyond the problems to see the bucolic setting with the character of the Town of Uxbridge. He said his original intent was to save a couple of the site's buildings and renovate them, but that he was met with a challenge as the previous owner did not maintain the buildings in any effort to preserve them. He went on to say that even the state's Historic Commission agrees that there is no way to save the buildings. He said he therefore hired talented architects to replace the current buildings with buildings that would resemble them. He acknowledged that the buildable area of the site is a tight one and that he was attempting to fit in as many units as possible to render the project economically feasible. He said the plan now called for a mixture of housing types, including a four (4) story building with parking underneath, denser development of the central site and less density on the outer sites, and that two units would be stacked into one building with the first floor and half of the second floor for one unit and half of the second floor and the third floor for the next unit. Mr. Joseph continued with the fact that he wants to develop a project of mixed age and said that he sees that as an asset. He mentioned that concerns continue to be raised about school-aged children. He indicated that the project is not set up to attract people with children. He cited his project as a rare opportunity for a win / win by creating something so much better. He mentioned that there is a protected species on the site, a type of fresh water mussels and indicated that he is trying to come up with historic displays to dot the site. He cited the nearby Pout Pond as great resource for the community and said he would like to link the Heritage Corridor together with River Bend Farm, walkways and a bikeway. Mr. Josephs indicated that he's tried to be proactive and responsive to everyone's input and further that his team has addressed most of BETA Group's issues. He told the Board that he is excited to move forward as quickly as possible and that he is

hoping the market will bottom out so that he can get moving to develop a better easterly entrance into Town. He further indicated that he is willing to travel up here every two weeks to attend Public Hearings for his project.

Floyd Forman spoke next. He told all present that a Town Development Review Committee had been established and that this committee met with Mark Anderson who made a presentation to the committee and responded to some questions on the project. He went on to delineate issues that came out of that meeting: A.) The redevelopment issue: Apparently someone raised the issue that with re-development of a site there may or may not be issues with proximity to the river. Regarding the central site, there seem to be no issues; but there is disagreement regarding the southerly and northerly sites. Mr. Forman suggested that the applicant should go to the State for resolution on that. B.) Mr. Forman mentioned that the committee invited the Army Corps of Engineers to their meeting. The question was raised about the soundness of the dam and what happens if the dam does not hold up in a flood. Mr. Forman suggested that the applicant go to the State and get answers in this regard. C.) Re: Tying into recreational area: Everyone apparently liked that idea. D.) Traffic issues: Mr. Forman recommended the applicant take another look at the traffic distribution off-site particularly during the morning rush hour. E.) The distribution of the one- and two-bedroom units.

Chairman Morawski indicated that there are certain protections from the Rivers Protection Act and the Wetlands Protection Act and that some dumps are exceptions to the Rivers Protection Act. He stated further that he thought the number of units and the location of units was a Conservation Commission issue. Mark Anderson said that the applicant would be going to the State after he received local Conservation Commission approval. Mr. Josephs interjected that two law firms have looked into Chairman Morawski's concerns but that this issue did not have to be resolved tonight. Mr. Anderson indicated that tonight's presentation was to be an overview and an effort to understand Board member concerns.

Jason DeGray of BETA Group addressed the gathering next. He cited five (5) points: 1.) The redevelopment of the northerly and southerly site and whether or not those sites are exempt from the Rivers Protection Act and questions on the structural soundness of the dam; 2.) Rt. 16 roadwork --- BETA needs to see all components of roadwork on an updated survey; 3.) Concerns about the crossing of the river for the sewer connection for southerly site; 4.) Storm water analysis issues; and 5.) Traffic impact study and actual trips per day on units and expansion to downtown area --- no comments on the 05/09/06 memo; speed study done at the 85th percentile; sight distance; the Bernat Mill background project.

Susan Bloomberg commented that about 25% of the issues were resolved and some 75% of the issues are not. Mr. DeGray indicated that there were significant unresolved issues. Mark Anderson suggested that his applicant's desire was to make one (1) final revision and move forward with the project. Ms. Bloomberg suggested there were inherent delays built into the project including road improvements and redevelopment issues and, with 62 acres of impervious land, she indicated that she wanted to see a more conservative storm water run-off analysis, etc. Stanley Stefanick wanted to know if he could see minutes from the Development Review Committee meeting. Floyd Forman indicated that no one took minutes for that meeting. He went on to say that the Police Dept., the Fire Department, the Conservation Commission, the Board of Health, the DPW, the Army Corps of Engineers, and the Building Department were represented at the meeting. He indicated that if they had comments they should be forwarding them to the Board and he told the Board to expect to see their comments. He then mentioned that there might be a re-do of the northerly intersection of Blackstone Street at Mendon Street as a component to the project. Stanley Stefanick asked when the current mill was to be demolished. Rob Josephs answered that the demo would be done when the project was approved. Mark Anderson indicated that they were already boarding up all the doors and windows on the first floor at the Fire Chief's request. Peter Petrillo asked how much further down the parking would be. Mark Anderson responded that parking would be an additional five (5) ft. down and went on to say that the river is very controlled and that further, the Army Corps of Engineers recommended eliminating the small dam. Peter Petrillo brought up the issue of cleaning the dump area. Mark Anderson said they planned to set that aside for recreational space. Debbie Bemier questioned the clean up area and Mr. Josephs indicated that they are restricted by Conservation laws. He indicated that they had entered into an environmental consent order with the EPA. Mr. Josephs told the Board that he first had to tear down the buildings and then pace his construction based on what the market allows. The site will be clean when the project is done. Mr. Josephs confirmed that the site cleanup is on schedule no matter what, but went on to say that if the project does not work, nobody wins. Susan Bloomberg

questioned why the State could not get the former owner to clean up the site. Mr. Josephs said the former owner was under agreement to clean up the site but that he violated the agreement. He went on to say that the project will not work without the northerly site. Ms. Bloomberg questioned whether or not there was a height restriction in Town. Floyd Forman indicated that the Zoning By-laws would have to be checked on that issue. Rob Josephs mentioned that he is also looking into the grain store site on the other northerly corner of West River and Mendon streets as a potential commercial component to the project but he indicated that there are environmental issues there, as well. Ms. Bloomberg questioned whether there were any funds available to do environmental mediation. Mr. Josephs responded that there may be but that he does not know of them. Chairman Morawski spoke to the issue of a lot of water on this site but indicated that he felt this was a Conservation Commission issue and that he would not mind holding a joint meeting with the Commission. Debbie Bernier said she sees serious drainage issues and that she is disappointed that the environmentally worst part of the site was being built out last. Ms. Bernier expressed concern over the applicant beginning the project and then abandoning the last site. Mr. Josephs indicated that he would have to clean up the site anyway. He went on to say that he would not be doing as thorough a clean up if the site is not buildable; he would provide for mitigation as opposed to abatement. Chairman Morawski mentioned that the Board will see the drainage system in the Plans. Mr. Josephs recommended that all concerned parties (Floyd Forman, BETA Group, and others) put together a list of issues in the next couple of days. Mr. Forman vowed to ask the Development Review Committee members to give the Planning Board members their comments. Mark Anderson interjected that the applicant expected to file with the Conservation Commission on Monday or Tuesday of next week. Mr. Anderson indicated that he would have new information for the next meeting and that he would get the new info to BETA on Monday next. Floyd Forman reminded Mr. Anderson that he must include the Bernat Mills projections in any new data and suggested that he structure it such that he provide an updated traffic study and project by trips per unit. Mr. Anderson indicated that he would provide an analysis including the Bernat Mill traffic generated today and with future expansion on that site. Peter Petrillo made a motion, seconded by Stanley Stefanick, to continue the Public Hearing on The Mill on West River Pond to 09/27/06 to discuss traffic issues only. The vote was 5-0-0 in favor of the motion. **(Cont. P/H to 09/27/06)**

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

Discussion of Upcoming FATM Zoning Articles (Exhibit "D" attached):

Article N: Special Land Use Overlay District – [Pending Summerfield Estates (over 55 project) – or 40B LIP to validate the project for affordable housing credit]: Mr. Forman explained to the Board members that this was an attempt to fix a mess. He indicated that there is a willingness to make this project a 40B and asked if the Planning Board wanted to co-sponsor the article with BOS (Town Manager). Chairman Morawski said to let the BOS (Town Manager) sponsor.

Article O: Special Land Use Overlay District – Carrington Landing [validate the project]: Floyd Forman explained to the Board members that this has to do with Mr. Wunschel wanting to build another Carrington Landing and this article is an effort to prevent this mess from happening again while making the project legal so the condo owners at Carrington Landing do not have to tear their units down. Chairman Morawski stated that he had no issue with people saving their condos and agreed to co-sponsor this article with the BOS (Town Manager).

Article P: Special Land Use Overlay District – Rte 16 / 146 Parcel Re-zoned at Special Town Meeting of June 24, 2006: Mr. Forman explained that today the developers of the proposed mall site would have to come before the Planning Board for multiple Special Permits to build out this project. He went on to say that he needs to sit down with Town Counsel to hammer out the details of something reasonable that will work. Chairman Morawski recommended that Mr. Forman check with the folks in Millbury to see how they handled their mall and went on to say that he wanted to see the proposal before making any commitment on the part of the Board.

Article Q: Expedited / Streamlined Permitting Process for Commercial Projects: Floyd Forman explained that no other Town in the Commonwealth has adopted this yet. Chairman Morawski indicated that he'd like to let someone else try it first.

Article R: Special Land Use Overlay District – Historic Mill Adaptive Reuse Overlay District (Bernat Mills): Floyd Forman explained to the Planning Board members voted to sponsor this article for the housing component.

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

Master Plan / CMRPC / Larry Adams: Mr. Forman told the Board members that he contacted Mr. Adams and that he is not available throughout the month of October. The Board members indicated that they would like to see Mr. Adams at their 11/08/06 meeting. **(Agenda Item 11/08/06)**

New Planning Board Engineering / Surveying Company’s Copy Checklist (Exhibit “E” attached): Floyd Forman told the Board members that this new checklist was created at the request of the Development Review Committee.

Savers Bank Traffic Issues: Mr. Forman suggested to the Board members that owing to the lateness of the hour that this item be discussed at a future meeting and that “No Parking” signs be part of that future discussion.

Exiting Sight Distance Discussion w/ Robert Duff of Cullinan Engineering: Mr. Forman also recommended moving this item to a future meeting, possible the next meeting. **(Agenda Item 09/27/06)**

Additional Zoning Article Discussion: Mr. Forman asked the Board members if they wanted to bring anything forward as a zoning article and told them the Warrant will close next Friday and talked about another possible overlay district.

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

08/16/06 Meeting Minutes: Stanley Stefanick made a motion, seconded by Debbie Bernier, to accept as written and endorse the 08/16/06 Planning Board Meeting Minutes. The vote was 4-0-1 in favor of the motion with Susan Bloomberg casting the one abstaining vote.

Adjournment: Susan Bloomberg made a motion, seconded by Debbie Bernier, to adjourn. The vote was 5-0-0 in favor of the motion. The meeting adjourned at 10:25 P.M.

John Morawski, Chairman

Date

Susan Bloomberg, Vice Chairman

Date

Debbie Bernier, Clerk

Date

Peter Petrillo

Date

Stanley Stefanick

Date