



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, **October 11, 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 Deborah 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):**

**Plan of Land, Chockalog Road and Johnson Road in the Town of Uxbridge, Massachusetts for TTK Real Estate, LLC, prepared by Heritage Design Group, dated September 7, 2006:** Stanley Stefanick made a motion, seconded by Peter Petrillo, to endorse the Plan of Land entitled "Chockalog Road and Johnson Road in the Town of Uxbridge, Massachusetts for TTK Real Estate, LLC", prepared by Heritage Design Group, dated September 7, 2006. The vote was 4-0-0 in favor of the motion, Deborah Bernier not being present yet to participate in the vote (She arrived at 7:10).

**Public Hearing(s) Continued:**

**Grace Realty Trust / Precision Engineering Special Permit (Cont. from 09/27/06):** Mike Yerka of Yerka Engineering represented the applicant. No abutters were present. Susan Bloomberg made a motion, seconded by Deborah Bernier, to close the Public Hearing. The vote was 5-0-0 in favor of the motion. Susan Bloomberg made a motion, seconded by Deborah Bernier, to grant, in accordance with the Town of Uxbridge Zoning By-laws, Section VIII, Subsection A, Special Uses Controlled, and MGL C. 40A, a Special Permit to Grace Realty Trust for construction of an 80 ft. x 120 ft. new addition thereby creating a building of +/- 25,504 sq. ft. along with site drainage and utility infrastructure located at 29 Industrial Dr., Uxbridge, MA. The vote was 5-0-0 in favor of the motion. **(Granted)**

**Quaker Industrial Park Definitive Subdivision Modification Plan (Cont. from 09/27/06):** Mark Anderson of Heritage Design represented the applicant and asked the Board to accept the applicant's request to continue the Public Hearing on this matter to 11/08/06 and to extend the time within which the Board must render a decision to 11/08/06. Peter Petrillo made a motion, seconded by Stanley Stefanick, to grant the applicant's request on the continuance and extension to 11/08/06. The vote was 5-0-0 in favor of the motion. **(Cont. to 11/08/06)**

**Cnossen LTI / UniLock Special Permit (Cont. from 09/27/06):** Mark Anderson of Heritage Design represented the applicant and asked the Board to accept the applicant's request to continue the Public Hearing on this matter to 11/08/06. Susan Bloomberg made a motion, seconded by Peter Petrillo, to grant the applicant's request on the continuance to 11/08/06. The vote was 5-0-0 in favor of the motion. **(Cont. to 11/08/06)**

**Mountainview Estates Definitive Subdivision Plan (Cont. from 09/27/06):** The Director of Planning and Economic Development asked the Board to note in their decision the newly defined 3,000 ft. no blasting zone. Peter Petrillo made a motion, seconded by Stanley Stefanick, to close the Public Hearing on the Mountainview Estates Definitive Subdivision Plan. The vote was 5-0-0 in favor of the motion. Peter Petrillo made a motion, seconded by Susan Bloomberg, to accept the Certificate of Approval with the

Order of Conditions on the Mountainview Estates Definitive Subdivision Plan, prepared by Heritage Design Group and dated 08/25/05, most recent revision date of October 5, 2006. The vote was 4-0-1, with Deborah Bernier casting the one abstaining vote. **(Approved)**

**Mill @ West River Pond Special Permit (Cont. from 09/27/06): Traffic Issues Only:** The applicant was present as was his representative, Mark Anderson of Heritage Design Group. Mr. Anderson introduced Dave Derrig of EarthTech who provided an overview of the traffic issues. Board members indicated that they wanted to review the traffic study more thoroughly. There were no abutter comments. Mr. Anderson asked the Board to continue the Mill @ West River Pond Special Permit to 11/08/06. Deborah Bernier made a motion, seconded by Stanley Stefanick, to continue the Public Hearing on the Mill @ West River Pond Special Permit to 11/08/06. The vote was 5-0-0 in favor of the motion. **(Cont. to 11/08/06)**

**West River Estates Phase V Definitive Subdivision Modification Plan (Cont. from 09/27/06):** Scott Medeiros of Andrews Survey and Engineering represented the applicant. A debate on this Plan centers around whether the Plan constitutes a major change to the earlier Plan and therefore all current rules apply or whether the Plan constitutes a minor change to the earlier Subdivision Plan and is therefore grandfathered by earlier zoning. Mr. Medeiros spoke to the applicant's waiver requests citing that this modification is so far into the earlier Hutnak projects and that it would, therefore, make sense to grant the waivers so that this project reflected the same look as the others (no sidewalks, no granite curbs). Mr. Medeiros polled the Board members re: the sidewalks and curbing and decided to ask the Board on behalf of the applicant to extend the time within which the Board must render a decision to 12/15/06. Susan Bloomberg made a motion, seconded by Stanley Stefanick, to grant the applicant's request to extend the time within which the Planning Board must render a decision on this matter to 12/15/06. The vote was 5-0-0 in favor of the motion. Stanley Stefanick made a motion, seconded by Susan Bloomberg, to continue the Public Hearing on this matter to 12/13/06. The vote was 5-0-0 in favor of the motion. **(Cont. to 12/13/06)**

**Public Hearing(s) New:**

**King Street Estates Definitive Subdivision Plan (Cont. from 09/27/06):** Chairman Morawski opened the Public Hearing on this matter. Adam Gaudette of Heritage Design Group represented the applicant and described the Plan to the Board. The applicants were present as were many abutters. The Director of Planning and Economic Development asked to speak to the Board before Kevin Aguiar of BETA Group Engineering offered his comments. Mr. Forman indicated that this is actually a 5, not 4, lot subdivision, that at some point in the near future the recently approved Evergreen Acres Conservation Design Subdivision will be built out, and that although the Town has no lot shape factor by-law that the corner lot in the project must have 300 ft. frontage on both streets. The following abutters spoke: Marc Boudreau, Dwight Dunlap, Donna Gomes, and Catherine Dunlap. The following concerns were raised: Adjacent property owned by abutters, road safety, curbing related to stormwater runoff from the site, gas pipeline crossings, ATVs if the road is private, inconsistency of the new lots with current lots in South Uxbridge. Kevin Aguiar indicated that he felt the corner lot did not meet the Section X Area Requirements of the Uxbridge Zoning By-laws re: 300 ft. of frontage on both streets of a corner lot in the Agricultural Zone and cited a wetlands issue. Peter Petrillo suggested that the applicant be asked to move the road. An informal polling of the Board members led them to conclude that they wanted a road built to subdivision control standards. Adam Gaudette presented the Board with a written request to extend the time within which the Planning Board must render a decision on this subdivision plan to 12/31/06. Susan Bloomberg made a motion, seconded by Deborah Bernier, to grant the applicant's request to extend the time within which the Planning Board must render a decision on this matter to 12/31/06. The vote was 5-0-0 in favor of the motion. Susan Bloomberg made a motion, seconded by Stanley Stefanick, to continue the Public Hearing on this matter to 12/13/06. The vote was 5-0-0 in favor of the motion. **(Cont. to 12/13/06 – Drop Dead Date 12/31/06)**

**At this juncture, Susan Bloomberg excused herself from the meeting.**

**Old / New Business:**

**LaChapelle Lane (a.k.a. Maple Shire Estates) Definitive Subdivision Plan (Deliberation Cont. from 09/27/06):** Stanley Stefanick made a motion, seconded by Peter Petrillo, to accept the Certificate of Approval with standard conditions and two special conditions on the LaChapelle Lane Definitive Subdivision Plan, prepared by Heritage Design Group, dated 04/25/06, most recent revision 09/13/06. The vote was 4-0-0 in favor of the motion. **(App'd)**

**Mystic Valley Estates: Re-vote Reducing Performance Guarantee with Different Language at the Bond Company's Request:** Peter Petrillo made a motion, seconded by Stanley Stefanick, to accept the letter prepared by USIC for Mystic Valley Estates and approve as written. The vote was 4-0-0 in favor of the motion.

**Palomino Estates: Vote to Set Performance Guarantee:** Deborah Bernier made a motion, seconded by Peter Petrillo, to set the Performance Guarantee for Horseshoe Rd. of the Palomino Estates Subdivision from Station 0+00 to Station 11+71 in the amount of an Administrative Bond of \$23,420.00 and a Road Bond of \$152,230.00 for a total bond of \$175,650.00. The vote was 4-0-0 in favor of the motion.

**Palomino Estates: Vote on Request by Applicant to Extend the Subdivision Completion Deadline:** Peter Petrillo made a motion, seconded by Deborah Bernier, to grant the applicant's request to extend the time within which the subdivision must be complete to 12/31/07. The vote was 3-0-1, with Stanley Stefanick casting the one abstaining vote.

**Discussion re: Stopping Distance vs. Exiting Sight Distance:** Mr. Forman told the Board members that he tried to get Mr. Duff to attend this meeting but that it did not happen. This item will be put on another agenda.

**Discussion re: Location for Storage of Planning Board Currently Active Folders and Plans for Board Review:** Board members expressed concerns around their inability to have their own space to view plans and folders. Mr. Forman told the Board members to tell him what they wanted. Chairman Morawski told the Board members that he would email the Town Manager with Planning Board needs.

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

**08/23/06 Meeting Minutes:** Deborah Bernier made a motion, seconded by Stanley Stefanick, to accept as written and endorse the 08/23/06 Planning Board Meeting Minutes. The vote was 4-0-0 in favor of the motion.

**Adjournment:** Deborah Bernier made a motion, seconded by Stanley Stefanick, to adjourn. The vote was 4-0-0 in favor of the motion. The meeting adjourned at 10:32 P.M.

_____	_____
John Morawski, Chairman	Date
_____	_____
Susan Bloomberg, Vice Chairman	Date
_____	_____
Deborah Bernier, Clerk	Date
_____	_____
Peter Petrillo	Date
_____	_____
Stanley Stefanick	Date