



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

Pg. 1 of 3 Pages

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **December 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

**Other(s) Present:** Floyd Forman, Director of Planning and Economic Development

**Other(s) Absent:** Cheryl Brodeur, Admin Asst, Planning / 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 in the Town of Uxbridge, Massachusetts for A&J Realty Holding LLC, 56 Industrial Drive, Uxbridge, Massachusetts 01569", prepared by Heritage Design Group, dated November 2, 2006:** Mark Anderson of Heritage Design Group represented the applicants and indicated that he thought the mylars for the Plan had been delivered to the Board. Because they had not been, Mr. Anderson asked in writing for the Board to grant the applicant's request to extend the time within which the Planning Board must render a decision on this ANR Plan to 01/10/07. No vote was taken. **(Cont. deliberation to next regularly scheduled Planning Board Meeting) (DRD = 01/10/07)**

**"Plan of Land in Uxbridge, MA, Owner: Philip L. & Janet L. Harper (Aldrich St. & Waterman Way)", prepared by Guerriere and Halnon, Inc., dated November 16, 2006:** Peter Petrillo made a motion, seconded by Stanley Stefanick, to endorse the referenced ANR Plan. The vote was 5-0-0 in favor of the motion. **(Endorsed)**

**Public Hearing(s) Continued:**

**King Street Estates Definitive Plan (Cont. from 10/11/06):** Mark Anderson of Heritage Design Group represented the applicants and he indicated that new information would be forthcoming and that the applicants were therefore seeking a continuance of this Public Hearing to 01/10/07. Stanley Stefanick made a motion, seconded by Susan Bloomberg, to grant the applicant's request to continue the Public Hearing on this matter to 01/10/07. The vote was 5-0-0 in favor of the motion. Mr. Anderson made a formal request in writing on behalf of the applicants to grant their request to extend the time within which the Planning Board must render a decision on this matter to 01/31/07. Stanley Stefanick made a motion, seconded by Susan Bloomberg, to grant the applicant's request to extend decision rendering time on this Plan to 01/31/07. The vote was 5-0-0 in favor of the motion. **(Cont. P/H to 01/10/07) (DRD = 01/31/07)**

**West River Estates Phase V Definitive Plan (Cont. from 10/11/06):** A Scott Medieros of Andrews Survey and Engineering letter requested of the Board a continuance of the Public Hearing on this matter to 01/10/07 and an extension of the time in which the Board must render a decision on this Plan to January 31/07. Stanley Stefanick made a motion, seconded by Susan Bloomberg, to continue the Public Hearing to 01/10/07. The vote was 5-0-0 in favor of the motion. Stanley Stefanick made a motion, seconded by Susan Bloomberg, to grant the request of the applicant to extend the time within which the Board must render a decision on this Plan to 01/31/07. **(Cont. P/H to 01/10/07) (DRD = 01/31/07)**

**Cnossen LTI Corp. / UniLock Special Permit (Cont. from 11/08/06):** Mark Anderson of Heritage Design Group asked the Board to vote to continue the Public Hearing on this Special Permit to 01/10/07.

Peter Petrillo made a motion, seconded by Stanley Stefanick, to continue the Public Hearing on this Special Permit to 01/10/07. **(Cont. P/H to 01/10/07)**

**Quaker Industrial Park II Definitive Plan Modification (Cont. from 11/08/06):** Mark Anderson of Heritage Design Group presented the Board with a written request to extend their decision rendering date to 01/31/07. Susan Bloomberg made a motion, seconded by Stanley Stefanick, to grant the applicant's request to continue the Public Hearing on this matter to 01/10/07. The vote was 5-0-0 in favor of the motion. Stanley Stefanick made a motion, seconded by Susan Bloomberg, to grant the applicant's request to extend the time within which the Planning Board must render a decision on this matter to 01/31/07. The vote was 5-0-0 in favor of the motion. **(Cont. P/H to 01/10/07) (DRD = 01/31/07)**

**Meadow Valley Estates Definitive Plan (Cont. from 11/08/06):** Mark Anderson of Heritage Design Group presented the Board with a written request to extend their decision rendering date to 01/31/07. 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 Plan to 01/31/07. 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 Plan to 01/10/07. The vote was 5-0-0 in favor of the motion. **(Cont. P/H to 01/10/07) (DRD = 01/31/07)**

**Aldrich Brook Conservation Design Definitive Plan (Cont. from 11/08/06):** Peter Petrillo made a motion, seconded by Stanley Stefanick, to approve as per the Draft "Certificate of Approval of a Definitive Plan" entitled "Definitive Subdivision Plan Aldrich Brook Estates Conservation Design Development in Uxbridge, Massachusetts", engineered by Allen Engineering, LLC, dated August 21, 2006, most recent revision November 27, 2006, with Conditions of Approval as per the attached draft decision (Exhibit "A" attached). The vote was 5-0-0 in favor of the motion. **(Approved)**

**Mill on West River Pond Special Permit (Cont. from 11/08/06):** Issues discussed included the Fire Chief's concerns including the requirement of sprinkler systems and fire lanes; parking space issues; the BOH's concerns re: rodent population control during the demolition of the Waucantuck Mill; traffic issues; recreation issues; concerns about dam safety; brownfield clean-up issues; wastewater issues with sewer being extended up Mendon Street to Blackstone Street; drainage issues. Chairman Morawski indicated that the Fire Chief's recommendations would be discussed at the 01/10/07 Planning Board Meeting and that Land and Architectural Lighting will be discussed at the 01/27/07 Planning Board Meeting. Mark Anderson of Heritage Design Group told the Board members that the project is also currently before the Conservation Commission. There was no audience comment. Susan Bloomberg made a motion, seconded by Stanley Stefanick, to continue the Public Hearing on this Special Permit to 01/10/07. The vote was 5-0-0 in favor of the motion. **(Cont. P/H to 01/10/07)**

**Old / New Business:**

**Anderson Estates: Request for Release of Performance Guarantee for Dew Lane:** Mark Anderson of Heritage Design Group asked that this discussion item be moved to the 01/10/07 Planning Board Meeting Agenda. **(Cont. Discussion to 01/10/07)**

**Arbor Estates: Request to Set Performance Guarantee for Rose Lane:** Peter Petrillo made a motion, seconded by Stanley Stefanick, to set the Performance Guarantee for Rose Lane in the Arbor Estates Subdivision, from Station 0+00 to Station 4+94.92, with a road bond of \$61,865.00 and an admin bond of \$9,898.40, to \$71,763.40. The vote was 5-0-0 in favor of the motion. **(Perf Guarantee Set – Letter)**

**Mystic Valley Estates: Performance Guarantee Bond Release:** Peter Petrillo made a motion, seconded by Stanley Stefanick, to release the remaining performance guarantee bond on Mystic Valley Estates (\$46,564.65). The vote was 5-0-0 in favor of the motion. **(Perf Guarantee Rlsd – Letter)**

**Southwoods Estates: Performance Guarantee Bond Release:** Stanley Stefanick made a motion, seconded by Peter Petrillo, to release the remaining performance guarantee bond on Southwoods Estates (+/- \$131,836.96). The vote was 5-0-0 in favor of the motion. **(Perf Guarantee Rlsd – Letter)**

**West River Estates: My Way Performance Guarantee Bond Release:** Peter Petrillo made a motion, seconded by Stanley Stefanick, to release the remaining performance guarantee bond on My Way of West River Estates (+/- \$7,292.41). The vote was 5-0-0 in favor of the motion. **(Perf Guarantee Rlsd – Letter)**

**Northcourt Estates: Performance Guarantee Bond Reduction:** Board members asked to move this to the next regular meeting agenda. **(Agenda item 12/27/06 or 01/10/07)**

**Meadowbrook Knoll Estates: Request to Extend Subdivision:** Stanley Stefanick made a motion, seconded by Susan Bloomberg, to grant a one (1) year extension of the Meadowbrook Knoll Estates Subdivision from the original date of approval (New completion date with extension: 05/31/08). The vote was 5-0-0 in favor of the motion. **(Granted – Letter)**

**Hammond Estates: Request to Extend Subdivision:** Stanley Stefanick made a motion, seconded by Peter Petrillo, to grant a one (1) year extension of the Hammond Estates Subdivision from the original date of approval (New completion date with extension: 04/30/08). The vote was 5-0-0 in favor of the motion. **(Granted – Letter)**

**Spruce Hill Estates: Request to Extend Subdivision:** Stanley Stefanick made a motion, seconded by Peter Petrillo, to grant a one (1) year extension of the Spruce Hill Estates Subdivision from the original date of approval (New completion date with extension: 04/30/08). The vote was 5-0-0 in favor of the motion. **(Granted – Letter)**

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

**Savers Bank Special Permit:** Kien Ho of BETA Group and Jack Gillen concur that the traffic lights at Savers Bank are not working correctly and that sight and stopping distances need to be discussed as well as traffic signs on 01/10/07. **(Agenda item 01/10/07)**

**Other Business:**

**10/25/06 & 10/11/06 Meeting Minutes:** Chairman Morawski indicated that wanted the minutes simplified and made more concise. **(CAB to edit and re-submit)**

**Adjournment:** Susan Bloomberg made a motion, seconded by Stanley Stefanick, to adjourn. The vote was 5-0-0 in favor of the motion. The meeting adjourned at 9:10 P.M.

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