



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

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Minutes of the Town of Uxbridge Planning Board regular meeting held on Wednesday, **December 27, 2006**, at 7:00 P.M. in **the Lower Town Hall Meeting Room**, 21 So. Main St., Uxbridge, MA:

**Planning Board Members Present:** Chairman John Morawski, Clerk Debbie Bernier (who arrived a few minutes late), Peter Petrillo and Stanley Stefanick

**Planning Board Member(s) Absent:** Vice-Chairman Susan Bloomberg

**Other(s) Present:** Floyd Forman, Director of Planning and Economic Development and 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 (Cont. deliberation from 12/13/06):** Peter Petrillo made a motion, seconded by Stanley Stefanick, to endorse the above referenced ANR Plan. The vote was 3-0-0 in favor of the motion. **(Endorsed)**

**Public Hearing(s) New:**

**Zoning / Land Use Article for the 01/09/07 Special Town Meeting:**

**01/09/07 STM Warrant Article 2: To see if the Town will vote to amend Section VII.B.1. Permitted Uses in Various Zones of the Uxbridge Zoning By-laws by adding the following words “and Townhouse Developments” after the words “Boarding Houses” for uses allowed in the Residence A District, but not in the Residence B District, so that the section would read as follows:**

- 1. Any use permitted in RESIDENCE A district except: Apartments, Rooming Houses, Lodging Houses, Boarding Houses, and Townhouse Developments.**

Chairman Morawski opened the Public Hearing on this article. Floyd Forman, Director of Planning and Economic Development, pointed out to the Board members that a typographical error was made on the Warrant such that what should read “Section VII.B.1” reads as follows on the Warrant “Section VII.b.1” and that this should be corrected from the Town Meeting floor. There was no public comment. Chairman Morawski closed the Public Hearing on the 01/09/07 STM Warrant Article 2. Peter Petrillo made a motion, seconded by Debbie Bernier, that the Planning Board recommend to Town Meeting to take favorable action on the 01/09/07 STM Warrant Article 2. The vote was 4-0-0 in favor of the motion. **(Recommended favorable action)**

**Adjournment:** Stanley Stefanick made a motion, seconded by Peter Petrillo, to adjourn. The vote was 4-0-0 in favor of the motion. The meeting adjourned at 7:15 P.M.

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John Morawski, Chairman

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Date

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Debbie Bernier, Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Peter Petrillo

\_\_\_\_\_  
Date

\_\_\_\_\_  
Stanley Stefanick

\_\_\_\_\_  
Date