



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, **January 24, 2007**, at 7:00 P.M. in the **Board of Selectmen's Meeting Room**, 21 So. Main St., Uxbridge, MA:

Planning Board Members Present: **Chairman Susan Bloomberg, Vice-Chairman Deborah Bernier, Clerk Stanley Stefanick and John Morawski**

Planning Board Member(s) Absent: **Peter Petrillo**

Other(s) Present: **Floyd Forman, Director of Planning & Economic Development and Cheryl Brodeur, Admin Asst, Planning / Zoning Boards**

Others Absent: **None**

The meeting being duly called, properly posted, and a quorum being present, Chairman Bloomberg called the meeting to order at **7:00 P.M.**

Noting Peter Petrillo's absence, Chairman Bloomberg asked if anyone planning to present this evening on their project wanted to continue to the next meeting. The representatives of applicants for the King St. Estates Definitive Plan, the Cnossen LTI Corp. / Unilock Special Permit, and the Quaker Industrial Park II Definitive Plan Modification indicated that they would like to do so. Votes on continuances were taken later in the meeting.

A minor discussion ensued as to whether the first Planning Board Meeting in February be held on the 14th or the 21st. When Clerk Morawski disclosed that he would be out of town and therefore unable to attend the meeting should it occur as regularly scheduled, the Board members indicated their desire to cancel the meeting on the 14th and re-schedule to the 21st. John Morawski made a motion, seconded by Stanley Stefanick, to cancel the regularly scheduled 02/14/07 Planning Board meeting and re-schedule to 02/21/07. The vote was 4-0-0 in favor of the motion.

Public Hearing(s) Continued:

Mill On West River Pond Special Permit (Cont. from 01/10/06): The applicant, Rob Josephs, was present as was his legal counsel, Atty. Gerald Lemire, and his engineering firm representative, Mark Anderson. Atty. Lemire and Mr. Josephs indicated that they were looking for a time frame for the project investors. Chairman Bloomberg interjected that any time frame would be predicated on timely receipt of requested materials. Vice-Chairman Bernier indicated that she was still seeking DEP information on demolition of the mill that Mr. Anderson mentioned at a prior meeting. **John Morawski** made a motion, seconded by **Deborah Bernier**, to continue the Public Hearing on this matter to February 21, 2007. The vote was **4-0-0 in favor** of the motion. (Cont. P/H to 02/21/07) (DRD = N/A)

Meadow Valley Estates Definitive Plan (Cont. from 01/10/07): **John Morawski** made a motion, seconded by **Stanley Stefanick**, to continue the Public Hearing on this matter to February 21, 2007. The vote was **4-0-0 in favor** of the motion. (Cont. P/H to 02/21/07) (DRD = 02/28/07)

Cnossen LTI Corp. / Unilock Special Permit (Cont. from 01/10/07): **John Morawski** made a motion, seconded by **Stanley Stefanick**, to continue the Public Hearing on this matter to February 21, 2007. The vote was **4-0-0 in favor** of the motion. (Cont. P/H to 02/21/07) (DRD = N/A)

Quaker Industrial Park II Definitive Plan Modification (Cont. from 01/10/07): **John Morawski** made a motion, seconded by **Stanley Stefanick**, to continue the Public Hearing on this matter to February 21, 2007. The vote was **4-0-0 in favor** of the motion. (Cont. P/H to 02/21/07) (New DRD = 02/28/07)

King Street Estates Definitive Plan (Cont. from 01/10/07): **John Morawski** 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 March 31, 2007. The vote was **4-0-0 in favor** of the motion. **John Morawski** made a motion, seconded by **Stanley Stefanick**, to accept the request of the applicant to continue the Public Hearing on this matter to February 21, 2007. The vote was **3-0-1 in favor** of the motion, with Deborah Bernier casting the one abstaining vote. (**Cont. P/H to 02/21/07**) (**DRD = 03/31/07**)

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

Savers Bank Traffic Issues: Mr. Forman mentioned to the Board members that he had not heard from the applicant's traffic engineer, Jack Gillen, and went on to say that if he did not hear from him by Friday that the Board would have to move on this. He recommended that the Board put this matter on their 02/21/07 Agenda. Kien Ho of BETA Group Engineering indicated that he had agreements from Savers on the improvements including 1.) the installation of a pedestrian signal light at the exit; 2.) the installation of signage re: pedestrian traffic; 3.) installation of signage re: Mendon Street left turns and yielding on green (from Mendon Street); and 4.) no parking signs on Douglas Street.

Exiting Sight Distance Issue: Mr. Forman indicated that a Public Hearing must be held to adopt changes to the Subdivision Rules and Regs re: Exiting Sight Distance and that this Hearing was currently scheduled for February 21, 2007.

Special Permit Fees: Mr. Forman told the Board that any change the Board might consider making re: any increase on Special Permit fees would have to be adopted by Town Meeting.

Old / New Business:

Anderson Estates – Dew Lane – Release of Funds: Floyd Forman told the Board members that the developer made this request but that Heritage Engineering needed to be compensated for any expense they incurred. (**Agenda 02/21/07**)

Stonecrest I Bond Reduction Request: Irving Priest, DPW Asst. Superintendent, recommended that the Board make no reduction on the Stonecrest I bond.

Stonecrest II Bond Reduction Request: Irving Priest, DPW Asst. Superintendent, recommended that the Board reduce the bond held on Stonecrest II from \$316,000.00 to \$180,000.00. **John Morawski** made a motion, seconded by **Stanley Stefanick**, to reduce the Performance Guarantee Bond on Kasey Court of the Stonecrest II subdivision, from Sta. 4+00 to Sta. 32+00, for John Duridas Enterprises, Inc., from \$316,000.00 to \$180,000.00. The vote was **4-0-0 in favor** of the motion. (**Letter Needed**)

Stonecrest I - Extension of Time to Complete a Subdivision: **Stanley Stefanick** made a motion, seconded by **John Morawski**, to grant the request of the John Duridas Enterprises, Inc., to extend the time within which this subdivision must be completed to November 30, 2007. The vote was **4-0-0 in favor** of the motion. (**Letter Needed**)

Stonecrest II - Extension of Time to Complete a Subdivision: **Stanley Stefanick** made a motion, seconded by **John Morawski**, to grant the request of the John Duridas Enterprises, Inc., to extend the time within which this subdivision must be completed to November 30, 2007. The vote was **4-0-0 in favor** of the motion. (**Letter Needed**)

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

01/10/07 PB Mtg. Min.: **John Morawski** made a motion, seconded by **Deborah Bernier**, to accept as written and endorse the 01/10/07 Planning Board Meeting Minutes. The vote was **4-0-0 in favor** of the motion. (**Endorsed**)

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

Mr. Forman mentioned to the Board members that two new subdivisions and changes to subdivision rules and regulations would be on the 02/21/07 PB meeting agenda.

Adjournment: **John Morawski** made a motion, seconded by **Deborah Bernier**, to adjourn. The vote was **4-0-0 in favor** of the motion. The meeting adjourned at **7:57 P.M.**

Planning Board Member signatures appear below on Page 3 of 3:

Susan Bloomberg, Chairman

Date

Deborah Bernier, Vice-Chairman

Date

Stanley Stefanick, Clerk

Date

John Morawski, Member

Date

Peter Petrillo, Member

Absent