



Town of Uxbridge
Planning Board
21 So. Main St.
Uxbridge, MA 01569
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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **May 9, 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 Deborah Bernier, Vice-Chairman John Morawski, Clerk Stanley Stefanick, and Members Peter Petrillo and Chuck Lutton**

Planning Board Member(s) Absent: **None**

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

Other(s) Absent: **None**

The meeting being duly called, properly posted, and a quorum being present, Chairman Bernier called the meeting to order at **7:00 P.M.** and opened with the Pledge of Allegiance.

Old / New Business:

06/13/07 Town Meeting Continuance: Because Town Meeting was continued to 06/13/07, the night of our first regularly scheduled June meeting, the Board considered when it would hold its next meeting. Board members agreed that Tuesday, 05/12/07, was good for the majority of them and they asked that the BOS Meeting Room be reserved for them. **John Morawski** made a motion, seconded by **Stanley Stefanick**, to move the 06/13/07 PB Meeting to Tuesday, 06/12/07 at 7:00 P.M. The vote was **5-0-0 in favor** of the motion. (**Action: CAB to post agenda for 06/12/07 and reserve BOS Meeting Rm.**)
Savers Bank Special Permit: Floyd Forman drew the attention of the Board members to an email dated 05/04/07 from Mr. Forman to Henry Lane (**Exhibit "A" attached**) Re: Completion of Improvements and a 05/09/07 letter from Henry Lane to Mr. Forman (**Exhibit "B" attached**) received by fax at 4:42 P.M. today. Stanley Stefanick, after reviewing the letters, said that the efforts aren't limited to just lights and signs. Peter Petrillo offered his opinion that Savers should at least start on the signs. Floyd Forman assured the Board members that he would push Atty. Lane to get that going. Stanley Stefanick asked that they get started on the lines, cross walk signs and the stop area and went on to say that he wanted to see a letter sent to them telling them to begin on the signage. Floyd Forman indicated that if the conduit was serviceable Savers was ready to go. Chairman Bernier asked why they couldn't proceed and check the conduit. Floyd Forman told the Board members that Public Safety still isn't happy. Stanley Stefanick said that he agreed with Peter Petrillo that Savers should start the work. **Stanley Stefanick** made a motion, seconded by **Peter Petrillo**, to direct Savers Bank to begin the modifications and signage at the crosswalk asap. John Morawski asked Mr. Forman if Public Safety was really going to barricade the parking lot if the work was not completed. Floyd said that he did not know. **John Morawski** made a motion, seconded by **Peter Petrillo**, to add to Stanley's earlier motion that the Public Safety Commission take any action they deemed necessary. The vote was **5-0-0 in favor** of the motion. Floyd Forman vowed to contact Traffic Systems and the Public Safety Commission tomorrow and to copy the letter to Savers to the Public Safety Commission. (**Action: FF to write letter, copying the Public Safety Commission**)

Curbing: Floyd Forman indicated that he had spoken with Larry Bombara, DPW Superintendent, who told him that his stance on curbs depended on a number of factors: the area, how many units, how close the project is to downtown. He further indicated that he was not that concerned about curbing in the West River Estates Phase 5 Modified Definitive Plan because the proposal was for Phase V to look like the rest of the project. Stanley Stefanick went on to say that the real issue is damage --- when the substandard curbing is damaged, the taxpayers must replace it. Floyd Forman suggested that if it was a small subdivision and the road / curbs were damaged that the Town should not take the street. Peter Petrillo

indicated that was Bob Gilchrist's opinion. Mr. Forman indicated that he was just conveying info and a recommendation. Mr. Petrillo indicated that he wanted to bring this discussion back. He spoke to plowing right up and driving right up sloped granite and went on to say that if someone is doing a subdivision close to Town that it should be concrete. Chairman Bernier asked how costly it was to the Town on Cape Cod berms and how much cost is involved to replace. Mr. Forman indicated that if it were straight-edged granite or concrete you could not drive up on it. Peter Petrillo indicated that sloped granite can be moved easily. Stanley Stefanick suggested that for all subdivisions the Planning Board should be asking the DPW for their opinion / input. Mark Anderson of Heritage Design Group told the Board members that vertical granite curb runs at \$19.00 per ft., sloped granite curb runs \$12.00 per ft., and Cape Cod berm runs at \$3.00 per ft. and joy mold is old fashioned parking lot curb that breaks apart. John Morawski asked Mark Anderson where concrete comes in cost-wise. Mark said that ran between \$3.00 and \$12.00 but that concrete does not last. He went on to say that they use it in retail but because of salt it deteriorates. Mr. Forman said that monolithic concrete works well but that nothing works like straight granite and indicated that he would speak with Larry Bombara. **(Action: FF to speak w/ Larry Bombara)**

Public Hearing(s) Continued:

West River Estates Phase V Definitive Plan Modification (Cont. PH from 04/24/07) (DFD = 05/31/07): Mr. Forman indicated that Asst. DPW Superintendent Irving Priest was not happy with the curbing situation but that he was unable to speak with Irving and therefore added Condition #13 that reads: "Sidewalk and roadway detail shall be subject to the approval of the Town of Uxbridge Department of Public Works." (See attached draft decision document – **Exhibit "C" attached**) **John Morawski** made a motion, seconded by **Peter Petrillo**, to approve a definitive subdivision plan entitled "West River Estates Phase V Definitive Plan Modification in the Town of Uxbridge, MA" prepared by Andrews Survey and Engineering dated June 9, 2006, most recent revision April 26, 2007. The vote was **4-0-1 in favor** of the motion, with Chuck Lutton casting the one abstaining vote. **(Action: FF edit decision & file w/Town Clerk) (DFD = 05/31/07)**

A&J Realty Holding LLC Special Permit (Cont. PH from 04/24/07) (DFD = N/A): Mark Anderson of Heritage Design Group represented the applicant and informed the Board that his client delivered a \$3,500 check to cover engineering review costs. He told the Board members that the proposal was for a site within the Quaker Industrial Park, adjacent to UniLock. Mr. Anderson went on to say that he and Mr. Prindle of A&J Holding met with Town officials months ago and more recently with Floyd Forman and that the applicant had decided to go in a different direction via the Special Permit process because the proposed addition would constitute a building over 20,000 sq. ft. Mr. Anderson explained that A&J Industries was a plastic mold injection company that makes children's helmets and Dr. Scholl's gel packs and that the company had a need to store a number of parts. He went on to say that the proposed addition would provide A&J with a new cold storage warehouse and a loading dock and would allow A&J to clean up their site and eliminate all the trailers. He indicated that he'd received comments from BETA Group and the DPW and told the Board that both the Police and Fire Chiefs were okay with the proposal. Mr. Anderson said that he would need to address BETA & the DPW's comments within the next couple of weeks. Mr. Forman said that during his meeting with Mr. Anderson and Mr. Prindle paving the parking lot was discussed and that Mr. Prindle asked that he be allowed to pave the lot in the summer of 2008 rather than this summer. Mr. Anderson indicated that the site had 15 parking spaces and that the new Plan was going to add another six spaces. Mr. Anderson went on to say that all the trailers were being eliminated from the site and that propane feeds the entire building and that the propane tank will be re-set closer to the building, i.e., a better location. Further, he stated that the trucks would be backing into the dock and would be completely off the street when backed in. Mr. Forman asked how large the trucks were. Mr. Anderson said they were 53 ft. trailers. Mr. Morawski asked Mr. Anderson if his client had approached the ZBA regarding a side setback issue and Mr. Anderson indicated that his client had just filed with the ZBA. He promised that all response from Heritage regarding DPW & BETA comments would be into the Planning Board by the end of this week. **John Morawski** made a motion, seconded by **Stanley Stefanick**, to continue the Public Hearing on this matter to 05/23/07. Peter Petrillo indicated that he wanted a copy of Mark Anderson's comments before the next meeting. The vote was **5-0-0 in favor** of the motion. **(Action: Cont. PH to 05/23/07) (DFD = NA)**

Public Hearing(s) New:

Down East Definitive Subdivision Plan Modification (Unopened – Cont. from 04/25/07) (DFD = 08/08/07): The attention of the Board members was drawn to a memo dated 05/09/07 requesting an extension of the decision filing date to 07/31/07 (which is by right 08/08/07) and a continuance of this matter to 06/12/07 (**Exhibit “D” attached**). **John Morawski** made a motion, seconded by **Peter Petrillo**, to grant the applicant’s request to extend the decision filing date to 07/31/07. The vote was **5-0-0 in favor** of the motion. **John Morawski** made a motion, seconded by **Stanley Stefanick**, to open the Public Hearing on this matter on 06/12/07. The vote was **5-0-0 in favor** of the motion. (**Action: Open PH on 06/12/07) (DFD = 07/31/07 or 08/08/07)**

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

03/14/07 PB Meeting Minutes: **John Morawski** made a motion, seconded by **Stanley Stefanick**, to accept as written and endorse the 03/14/07 Planning Board Meeting Minutes. The vote was **4-0-1 in favor** of the motion with Chuck Lutton casting the one abstaining vote. (**Action: CAB file min. w/ T.C.**)

03/28/07 PB Meeting Minutes: **Stanley Stefanick** made a motion, seconded by **Peter Petrillo**, to accept as written and endorse the 03/28/07 Planning Board Meeting Minutes. The vote was **4-0-1 in favor** of the motion with Chuck Lutton casting the one abstaining vote. (**Action: CAB file min. w/ T.C.**)

04/25/07 PB Meeting Minutes: **John Morawski** made a motion, seconded by **Chuck Lutton**, to accept as written with one amendment, that of the word “acting”, and endorse the 04/25/07 Planning Board Meeting Minutes. The vote was **5-0-0 in favor** of the motion. (**Action: CAB file min. w/ T.C.**)

Adjournment: **Stanley Stefanick** made a motion, seconded by **John Morawski**, to adjourn. The vote was **5-0-0 in favor** of the motion. The meeting adjourned at **8:07 P.M.**

Deborah Bernier, Chairman Date

John Morawski, Vice-Chairman Date

Stanley Stefanick, Clerk Date

Peter Petrillo, Member Date

Charles Lutton, Member Date