



Town of Uxbridge  
**Planning Board**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278.6487

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **October 10, 2007**, at 7:00 P.M. in the **Board of Selectmen's Meeting Rm., Uxbridge Town Hall, 21 So. Main St.**, Uxbridge, MA:

Planning Board Members Present: **Chairman John Morawski, Debbie Bernier, Stanley Stefanick, Peter Petrillo, Chuck Lutton and Associate Member Barry Desruisseaux**

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

Others Present: **Megan DiPrete, Director of Planning and Economic Development and Tracey Ante, Administrative Assistant**

It being after 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Morawski called the meeting to order and led the gathering in the Pledge of Allegiance.

**81P PLAN – East Hartford Avenue – Assessor's Map 8, Lot 1972.** **MOTION** by Mr. Petrillo to endorse the mylar plan drawn by Andrews Survey & Engineering, Inc. dated September 19, 2007 for Stanley Rogers, East Hartford Avenue. Seconded by Mr. Lutton, the motion carried unanimously.

**CVS Special Permit** – Attorney Henry Lane was present on behalf of the applicant. Lighting changes, required to comply with the original 2005 special permit, have been made only in the rear of the property. The applicant sent notice to abutters indicating the public hearing to modify that special permit by allowing 24-hour operation was ongoing, and was being held this evening. **MOTION** by Mr. Lutton to accept the applicant's verbal request to continue the Public Hearing to October 24, 2007 to revisit the lighting issues on Hartford Avenue. Seconded by Mr. Stefanick, the motion carried unanimously.

**DURAND PLACE – Definitive Plan, public hearing – Proposed 2 lot subdivision off Hartford Ave., East. Assessor's Map 17, Parcel 925.** Mark Anderson with Heritage Design Group spoke on behalf of the applicant, Tracy Durand who was also present. The proposal is to create a subdivision to allow a private road to be constructed to significantly reduced standards to serve a total of 2 lots. There are presently two dwelling units on the property, and the applicant seeks to establish each structure on its own lot.

The chairman opened the public hearing. Areas of concern were the placement of the road easement vs roadway access, and the incremental development that has occurred on the property. **MOTION** by Mr. Stefanick to accept the applicant's verbal request to continue

the Public Hearing to October 24, 2007 to revisit the roadway design. Seconded by Mr. Petrillo, the motion carried unanimously.

**STONECREST I AND STONECREST II – Request for bond reduction regarding Roadway Finish.** Based on the DPW’s pending inspection fees, **MOTION** by Mr. Lutton to deny the request for bond reduction regarding the roadway finish. Seconded by Ms. Bernier, the motion carried unanimously.

**MOUNTAIN VIEW ESTATES – Request to set surety.** Megan DiPrete noted that the agenda was incorrect and the request to set surety level is for **MEADOW VALLEY ESTATES.**

**MEADOW VALLEY ESTATES** - Megan DiPrete discussed with the board the request to set surety level regarding Meadow Valley Estates. A cost estimate was prepared by the DPW, totaling \$109,545. Ms. DiPrete stated she had reviewed the material with the DPW and Town Counsel. Ms. DiPrete recommended adding a 15% contingency which would be used if necessary for the unanticipated costs such as the legal costs in the unfortunate event that seizing the surety became necessary. The total recommended surety level is \$125,976. The applicant proposed providing surety in the form of a Letter of Credit. Town Counsel recommended rejecting it based on the fact that there is no “back up provision” in the event that the bank fails and also because the instrument includes a “drop dead” date which puts the onus on the Town for maintaining construction schedules that are beyond the Town’s opportunity to affect.

Mr. Knapik was present on behalf of TTK Real Estate LLC for Meadow Valley Estates and advocated for the letter of credit and a surety amount giving credit for work performed even if it has not been completed.

The board will deliberate at their next meeting October 24, 2007.

**Recommendation to Town Meeting, Warrant article to amend Zoning Bylaws.** Consultant Attorney Mark Bobrowski reviewed the warrant article for the proposed zoning bylaw amendments to facilitate Expedited Permitting. Following discussion and input, **MOTION** by Mr. Petrillo to close the public hearing. Seconded by Mr. Stefanick, the motion carried unanimously. **Motion** by Mr. Stefanick to recommend Article 11 for the Annual Town Meeting Warrant. Seconded by Mr. Petrillo, the motion carried unanimously.

Megan DiPrete indicated that the Finance Committee is reviewing this article at their meeting on October 25, 2007.

**CONSTITUTION WAY – Report to Selectmen regarding the proposal to lay out Constitution Way as Town Way.** **MOTION** by Mr. Stefanick to recommend that the Selectmen not lay out and accept Constitution Way at this time due to the items still pending, and to carry the item on the next Planning Board agenda for the meeting October 24, 2007. Seconded by Mr. Lutton, the motion carried unanimously.

**MINUTES. MOTION** by Mr. Stefanick to accept the Planning Board meeting minutes dated September 26, 2007. Seconded by Mr. Lutton, the motion carried 4 AYES, 0 NAYS and 1 ABSTENTION. Ms. Bernier abstained as she was not present for the meeting.

**Bills.** The board reviewed and signed bills.

**Correspondence File.** The board reviewed miscellaneous correspondence.

**Miscellaneous.** Megan updated the Board with regard to a new project for Townhouse development. The Public Hearing is scheduled for November 14, 2007. Application packets will be distributed to board members soon.

**Motion** by Mr. Petrillo to adjourn the meeting at 8:55 pm. Seconded by Mr. Stefanick, the motion carried unanimously.

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**John Morawski**, Chairman

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**Deborah Bernier**, Vice-Chairman

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**Charles Lutton**, Clerk

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**Peter Petrillo**, Member

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**Stanley Stefanick**, Member

**Date** \_\_\_\_\_