



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 24, 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.

DURAND PLACE – Definitive Plan, public hearing continued - MOTION by Mr. Petrillo to accept the applicant's written request to continue the Public Hearing, without taking testimony, to November 14, 2007. Seconded by Mr. Lutton, the motion carried unanimously.

MEADOW VALLEY – Request to set surety – Applicant requested to be removed from the agenda until a future date.

CVS Special Permit – Attorney Henry Lane was present on behalf of the applicant. Lighting changes were implemented. **MOTION** by Mr. Petrillo to close the Public Hearing. Seconded by Mr. Lutton, the motion carried unanimously. A draft Conditions of Approval of a Modification of a Special Permit will be considered at the next Planning Board Meeting.

Article 20 – Rezoning (petition article) - Report to Town Meeting. The citizen's petition seeks to change the zoning designation on Assessor's Map 33, Parcel 342 from the Agricultural District to the Industrial District. This parcel is located off High Street and Route 146. Mark Anderson with Heritage Design Group spoke on behalf of the applicant. Also present was Steve Rodolakis of Uxbridge Woods Realty Trust. The proponent proposes to amend the zoning map, for future development of a commercial retail shopping center. It was represented that the property has not historically been used for agricultural purposes; it is heavily tree'd. There is no access from the parcel in question to the nearby Eber Taft Road.

Following discussion and input, **MOTION** by Mr. Petrillo to close the Public Hearing. Seconded by Mr. Stefanick, the motion carried unanimously.

MOTION by Mr. Petrillo recommending favorable action on Article 20 to amend the Town of Uxbridge Zoning Map for Assessor's Map 33, Parcel 342 from the Agricultural District to the Industrial District for the reasons discussed. Seconded by Mr. Lutton, the motion carried 4 AYES (Morawski, Lutton, Petrillo, Stefanick), 1 NAY (Bernier).

Article 21 – Rezoning (petition article) – To see if the Town will vote to amend the Town of Uxbridge Zoning Map and Zoning By-laws to expand the Historic Mill Adaptive Reuse Overlay District to be extended to include the following parcels, all on Assessor's Map 19, Parcels 2393, 2413, 2449, 2454, 2475 and 3211. Mark Anderson with Heritage Design Group spoke on behalf of the applicant. Located off of Mendon Street, the applicant proposes to expand the existing Historic Mill Adaptive Reuse District that applies to the Waucantuck Mill properties to the subject property in order to facilitate future development of a commercial restaurant and retail center to enhance the Mill on West River Pond condo development (Waucantauk Mill).

There was discussion that the property includes the previously-approved Sherlock Estates subdivision, which was never constructed. The proponent also noted that the Town's recreational fields encroach on the property; any future development would likely ensure the long term integrity of the recreational activity there.

Following discussion and input, **MOTION** by Ms. Bernier to continue the Public Hearing. to November 14, 2007 in order to view the previous subdivision file and better understand the issue of the adjacent recreational fields. Seconded by Mr. Lutton, the motion carried 3 AYES (Lutton, Bernier, Stefanick), 2 NAYS (Morawski, Petrillo).

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, pending completion of the outstanding items. Seconded by Debbie Bernier, the motion carried unanimously.

ARBOR ESTATES – Request to set surety – Mr. Lutton recused himself due to conflict of interest. Following discussion and the request for clarification on items from board

members, the board will deliberate at their next Planning Board Meeting November 14, 2007. Mr. Lutton returned to the board.

FEE SCHEDULE – MOTION by Mr. Stefanick to adopt The Planning Board (Acting as Special Permit Granting Authority) Regulations Governing Fees and Fee Schedules. Seconded by Ms. Bernier, the motion carried unanimously.

MINUTES. MOTION by Mr. Stefanick to accept the Planning Board meeting minutes dated October 10, 2007. Seconded by Mr. Lutton, the motion carried unanimously.

Miscellaneous. Ms. DiPrete requested the Planning Board review the Proposed General Bylaw recodification, and submit comments and concerns as soon as possible.

Motion by Mr. Petrillo to adjourn the meeting at 8:25 pm. Seconded by Mr. Stefanick, the motion carried unanimously.

John Morawski, Chairman

Deborah Bernier, Vice-Chairman

Charles Lutton, Clerk

Peter Petrillo, Member

Stanley Stefanick, Member

Date _____