



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, **November 14, 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, Stanley Stefanick, Peter Petrillo, Chuck Lutton**

Planning Board Member(s) Absent: **Debbie Bernier and Associate Member Barry Desruisseaux**

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

It being 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.

**Rogerson Crossing, Definitive Plan, public hearing** - proposed two lot subdivision, located off of Rogerson Crossing. **MOTION** by Mr. Stefanick to accept applicant's written request to continue the public hearing without opening it, to December 12, 2007. Seconded by Mr. Lutton, the motion carried unanimously.

**Rogerson Commons, Town House Special Permit, public hearing** - The proposal seeks approval of a townhouse development project, for up to 66 dwelling units. **MOTION** by Mr. Lutton to accept applicant's written request to continue the public hearing without opening it, to December 12, 2007. Seconded by Mr. Stefanick, the motion carried unanimously.

**Down East, modified Definitive Plan, public hearing, continued.** **MOTION** by Mr. Stefanick to accept applicant's written request to extend timeline for action to February 28, 2008. Seconded by Mr. Lutton, the motion carried unanimously. **MOTION** by Mr. Stefanick to accept applicant's written request to continue the public hearing to January 23, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

**Zoning Map Amendment (petition article #21) – Recommendation to Town Meeting.**  
Warrant Article 21 – Citizen Petition to amend the zoning map of the Town of Uxbridge as

follows: Rezone parcels identified on the Assessor's Map 19, Parcels 2393, 2413, 2449, 2454, 2475 and 3211 into the Historic Mill Adaptive Reuse District.

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 include the subject property. The map change would to facilitate future development of a commercial restaurant and retail center to enhance the recently-approved Mill on West River Pond condo development (Waucantuck Mill). It was stated that parcel number 2454 is noted incorrectly and should read 2484.

Following discussion and input, **MOTION** by Mr. Stefanick to close the public hearing. Seconded by Mr. Lutton, the motion carried unanimously.

**MOTION** by Mr. Lutton NOT to recommend approval of the current proposal but also indicate that the Board WOULD support a proposal to rezone a smaller area (parcels 2413, 2449 and 2484 and the area shown as the paper street noted as Nicholas Way on an approved, but not built, subdivision plan, but not affecting parcels 2393, 2475 and 3211). Also note the scrivener's error (it should be lot 2484, rather than 2454). Seconded by Mr. Stefanick, the motion carried unanimously.

**Durand Place, Definitive Subdivision, public hearing continued.** Proposed 2-lot subdivision off Hartford Ave East, Assessors Map 17 Parcel 925. (DFD = 12/7/07)

Mark Anderson with Heritage Design Group spoke on behalf of the applicant. A revised plan has been submitted. Mr. Anderson stated he is awaiting a response from Mr. Ostroskey. He suggested the board have the opportunity to review the new plan and therefore, requests a continuation of the public hearing.

**MOTION** by Mr. Lutton to accept the applicant's written request to continue the public hearing to November 28, 2007. Seconded by Mr. Stefanick, the motion carried unanimously.

**Wanda Way** – Accept covenant/lot release, endorse the mylar. **MOTION** by Mr. Petrillo to endorse the Covenant, Certificate of Release of Lots and the mylar. Seconded by Mr. Stefanick, the motion carried unanimously.

**81 P Plan. (Land Court Plan version of previously endorsed 81 P plan) Assessors Map 28 Lot 2595, off Douglas Street**

**MOTION** by Mr. Petrillo to endorse the mylar plan drawn by Heritage Design Group dated October 12, 2007 for the Subdivision of Land Court Plan 43371A prepared for Mark S. Foss and Edward K. Renaud Jr., Trustees of Uxbridge Woods Realty Trust. Seconded by Mr. Lutton the motion carried unanimously.

**Mountain View Estates – Informal Discussion Road Grades.** No one was present to discuss; no action taken.

**Meadow Valley Estates – Request to set surety.** Ms. DiPrete recommended a 15% Administrative Fee for the Planning Board (calculated using the DPW construction values as the base). The board deliberated and set the Administrative Fee at 10%. **MOTION** by Mr. Petrillo to set the surety for Meadow Valley is \$118,987.80. Seconded by Mr. Stefanick, the motion carried unanimously.

**Arbor Estates – Request to set surety level.** Mr. Lutton recused himself due to a conflict of interest. **MOTION** by Mr. Petrillo set surety for Arbor Road at \$210,760.44 and surety for Rose Lane at \$63,522.50. Seconded by Mr. Stefanick, the motion carried unanimously.

Mr. Lutton returned to the board.

**CVS Special Permit, CVS Drug Store, 24 hour operation.**

**MOTION** by Mr. Lutton to grant the Conditions of Approval of a Modification of a Special Permit for Case No. FY 05-02 for CVS Pharmacy dated October 29, 2007. Seconded by Mr. Stefanick, the motion carried unanimously.

**Flagg RV – review of site plan.** No one was present to discuss; no action taken.

**Report to Finance Committee regarding Article 12.** **MOTION** by Mr. Petrillo to recommend favorable action of Article 12 to the Finance Committee with lot and parcel numbers inserted as appropriate. Seconded by Mr. Lutton, the motion carried unanimously.

**Constitution Way – Report to Selectmen regarding the proposal to lay out and accept Constitution Way as Town Way (Article 17).** The Board of Selectmen voted to layout and make public Constitution Way. The planning board will make their recommendation at town meeting.

**Savers Bank - Compliance with Special Permit.** **MOTION** by Mr. Stefanick to seek zoning enforcement from the Building and Zoning Inspector for noncompliance of a special permit. Seconded by Mr. Petrillo, the motion carried unanimously.

**North Court Estates** – no action taken.

**MINUTES.** **MOTION** by Mr. Lutton to accept the Planning Board Meeting Minutes dated October 24, 2007 with the corrections as amended. Seconded by Mr. Lutton, the motion carried unanimously.

**Miscellaneous.** The board reviewed miscellaneous correspondence.

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

**BETA Group, Project Billing regarding West River Estates and Down East Beta Engineering.** The board reviewed and signed invoices.

**Wanda Way** - The board endorsed applicant's request to return unused engineering review fees.

**MOTION** by Mr. Stefanick to adjourn the meeting at 8:45 pm. Seconded by Mr. Petrillo, 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 \_\_\_\_\_