



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, **December 12, 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: Vice Chair Debbie Bernier, Stanley Stefanick, Peter Petrillo, Chuck Lutton and Associate Member Barry Desruisseaux

Planning Board Member(s) Absent: Chairman John Morawski

Others Present: Megan DiPrete, Director of Planning and Economic Development

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

81P – Blackstone Street – Assessor's Map/Lot number 26/248. MOTION by Mr. Petrillo to endorse the mylar plan drawn by Andrews Survey and Engineering, Inc. dated November 8, 2005, prepared for William L. and Karen Bouchard on 131 Blackstone Street. Seconded by Mr. Lutton, the motion carried unanimously.

Durand Place, Definitive Subdivision (cont.) Proposed 2-lot subdivision off Hartford Ave East, Assessors Map 17 Parcel 925. Mark Anderson with Heritage Design Group appeared on behalf of the applicant, and verbally requested a continuation of the public hearing without taking testimony this evening. **MOTION** by Mr. Lutton to grant applicant's request to continue the public hearing to January 9, 2008. Seconded by Mr. Stefanick, the motion carried unanimously.

Rogerson Commons/Rogerson Crossing. Townhouse Site Plan Review and Definitive Plan, **public hearings.** Assessor's Map 12B Lots 3768 and 4561, off Rogerson Crossing. Mark Anderson of Heritage Design Group represented the applicants and presented an overview of the proposal. The Subdivision application would create two building lots on a 350-foot extension of an existing town road, Rogerson Crossing. The Townhouse application would result in up to 66 units being built on one of those subdivision lots. The townhouse units would be in a private "condo" type of development, with a private circulator road and infrastructure servicing the dwelling units. The subdivision road is shown at 24 feet of pavement width; the private circulator road is shown at 22 feet wide.

Mr. Anderson noted that the funds to facilitate peer/engineering review will be submitted shortly. The Technical Review comments from October 24 identify a number of items that will be addressed.

Public input included a discussion of safety of surrounding roadways, concerns about adding the proposed dwelling units to the existing neighborhood, traffic/safety concerns within the neighborhood, environmental concerns, and developability of the proposed Subdivision Lot 2

Mr. Anderson requested that the Board continue the hearings for both applications to January 9, 2008. **MOTION** by Mr. Stefanick to grant the applicant's request to continue the hearings to January 9, 2008. Seconded by Mr. Petrillo, the motion carried unanimously.

AUTUMN WOODS Subdivision, Request to Release Surety. The subdivision road and infrastructure were accepted by Town Meeting vote on November 20, 2007. Planning Board records indicate surety in the amount of \$62,656.39. **MOTION** by Mr. Petrillo to authorize release of surety for the project. Seconded by Mr. Stefanick, the motion carried unanimously.

LIBERTY ESTATES Subdivision, Request to Release Surety. The subdivision road and infrastructure were accepted by Town Meeting vote on November 20, 2007. **MOTION** by Mr. Petrillo to release the surety for Liberty Estates, Constitution Way, subject to the DPW recommended withholding (pending the one year monitoring). Seconded by Mr. Stefanick, the motion carried unanimously.

KING STREET ESTATES, Request to endorse covenant, review documents. The Board noted that although the approved plan had been endorsed and recorded at the Registry, a covenant had not yet been endorsed, and the conditions of approval had not been added to the plans prior to endorsement. **MOTION** by Mr. Stefanick to authorize endorsement of the covenant upon receipt of the document fully executed by the owners to facilitate recording of the covenant AND decision at the Registry of Deeds, with margin references. Seconded by Mr. Petrillo, the motion carried unanimously.

MINUTES. **MOTION** by Mr. Stefanick to accept the Planning Board Meeting Minutes dated November 28, 2007 as drafted. Seconded by Mr. Petrillo, the motion carried unanimously.

Bills. The board reviewed and signed bills.

MOTION by Mr. Stefanick to adjourn the meeting at 8:05 pm. Seconded by Mr. Petrillo, the motion carried unanimously.

John Morawski, Chairman

Deborah Bernier, Vice-Chairman

Charles Lutton, Clerk

Peter Petrillo, Member

Stanley Stefanick, Member

Date _____