

Town of Uxbridge  
**Planning Board**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278-6487

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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **January 23, 2008**, 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, Chuck Lutton, Peter Petrillo 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 John Morawski called the meeting to order and led the gathering in the Pledge of Allegiance.

**Durand Place, Definitive Subdivision (cont.)** Proposed 2-lot subdivision off Hartford Ave East, Assessors Map 17 Parcel 925 (**public hearing**). Mark Anderson with Heritage Design Group spoke on behalf of the applicant. After discussion with the board and review of the correspondence submitted by the Fire Chief, the board indicated that a paved roadway with a gravel driveway to the barn, where it connects with an existing gravel driveway, would be adequate access on lot 2. It is important that adequate access be demonstrated for each lot through its own frontage on the proposed subdivision road. Mr. Anderson will submit a revised plan.

**MOTION** by Mr. Stefanick to grant the applicant's written request to extend the timeline for decision to March 31, 2008. Seconded by Mr. Lutton, the motion carried unanimously. **MOTION** by Mr. Lutton, to accept applicant's written request to continue the public hearing to February 13, 2008. Seconded by Ms. Bernier, 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 and Attorney Steve Rodolakis represented the applicants and presented an overview of the proposal. Mr. Anderson noted BETA Group has submitted their peer review comments. He discussed in detail with the board an overview of the traffic study of the surrounding streets and intersections and the levels of service at peak hours. Additional copies of the traffic study will be provided to the board members.

There was discussion regarding additional options for entering and exiting the property via N. Garden St. or the passing over the Providence Worcester Railroad. After discussion with the board, Mr. Anderson will address the review comments from BETA Group, will conduct a manual traffic study at Granite/Hartford, provide recommendations to the board for solutions to identified problem areas, research additional means of accessing the property and return to the board with additional comments relating to BETA Group, DPW the Conservation Commission and the Planning Director.

Public input included concerns of safety of surrounding roadways, nearby school contributing to traffic activity, concerns about adding the proposed dwelling units to the existing neighborhood, traffic/safety concerns within the neighborhood, environmental concerns, and future development opportunities on the proposed Lot 2 and generally.

**MOTION** by Mr. Lutton to accept applicant's written request to continue the public hearings for both applications to February 27, 2008. Seconded by Ms. Bernier, the motion carried unanimously.

**DOWN EAST Definitive Subdivision Plan Modification (public hearing)** – Megan DiPrete advised the board the application was for a Modification of a Definitive Plan relating to drainage. The project is off East Street, near the Millville/Uxbridge town line and near the Kempton Road contamination site in Millville. The Board of Health regulations restrict blasting in that area. The applicant is proposing a drainage design change to reduce earth disturbing impacts. Mark Anderson with Heritage Design Group spoke on behalf of the applicant. Mr. Anderson noted there were no changes to the lots or road geometry. The first 400 feet of roadway drainage would change to direct stormwater to swales and small retention areas, rather than deep catch basins. Mr. Anderson informed the board DPW was satisfied with this proposal and will obtain written approval from DPW.

**MOTION** by Mr. Stefanick to grant applicant's written request to extend the timeline for decision to March 31, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

**MOTION** by Ms. Bernier to accept applicant's written request to continue the public hearing to February 13, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

**PALOMINO ESTATES – modified Definitive Plan (public hearing)** – Attorney Henry Lane was present and spoke on behalf of the applicant. The applicant seeks a modified Definitive Plan as relates to an extension of time for completion of the project due to the low economic real estate market. The project was originally approved in 2003 with a 3 year requirement for completion. That was subsequently extended, to December 2007. The applicant seeks an additional extension, to December 2009. No roadway or infrastructure work has commenced.

**MOTION** by Mr. Lutton to close the public hearing. Seconded by Mr. Petrillo, the motion carried unanimously. **MOTION** by Mr. Petrillo to grant the modification of the Definitive

Plan extension for time of project completion to December 31, 2009. Seconded by Mr. Lutton, the motion carried unanimously.

### **Planning Board Reorganization**

**MOTION** by Mr. Stefanick to nominate Mr. John Morawski as Planning Board Chairman. Seconded by Mr. Lutton, the motion carried 4 AYES, 0 NAYES, 1 ABSTENTION (Mr. Morawski did not vote).

**MOTION** by Mr. Stefanick, to nominate Ms. Debbie Bernier Planning Board Vice Chair. Seconded by Mr. Lutton, the motion carried 4 AYES, 0 NAYES 1 ABSTENTION (Ms. Bernier did not vote).

**MOTION** by Mr. Stefanick to nominate Mr. Charles Lutton as Planning Board Clerk. Seconded by Ms. Bernier, the motion carried 4 AYES, 0 NAYES, 1 ABSTENTION (Mr. Lutton did not vote).

**Savers – Special Permit monitoring** – Attorney Henry Lane was present and spoke on behalf of the applicant. The board agreed to authorize the Director of Planning & Economic Development to enforce the sign requirements as required by MUTCD with the applicant to be finalized by February 29, 2008.

**Dunkin Donuts** – Attorney Henry Lane was present and spoke informally on behalf of the applicant. Dunkin Donuts is renovating space in the Uxbridge Shopping Plaza on N. Main Street and exploring adding a drive-thru window to the existing building. After extensive discussion about the accessibility of Fletcher Street, and potential circulation conflicts, and the fact that a drive-thru triggers the need for a Major Non-Residential Development special permit, the board indicated that there are significant concerns to be addressed.

**LW Tank Repair** special permit and **Carrington Landing Townhouse** special permit applications were distributed to the board members. It was noted Mr. Lutton will recuse himself as he is an abutter to Carrington Landing. The Board agreed to schedule the public hearings for both applications on February 27, 2008.

**Barlow/Baker – Sutton/Rawson Street Conservation Design** - Megan DiPrete advised the board a Conservation Design application was anticipated. The initial submittal was incomplete but may be scheduled for a March hearing.

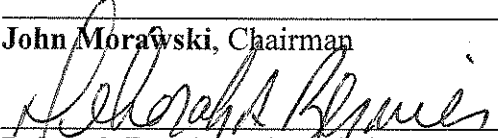
**Keys/File Access** – The Town Manager's office is researching the use of a "swipe card" at the front door as well as file accessibility for all boards. Board members asked the Planning Director to again convey an interest in having 24/7 access to the departmental files, and also a place to store their copies of the files in a secure but accessible location.

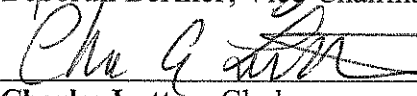
**MINUTES. MOTION** by Mr. Stefanick to accept the Planning Board Meeting Minutes dated January 9, 2008. Seconded by Mr. Lutton, the motion carried 4 AYES, 1 ABSEPTION (Mr. Petrillo abstained as he was not present at the meeting).

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

**MOTION** by Mr. Lutton to adjourn the meeting at 9:10pm. Seconded by Ms. Bernier, 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 \_\_\_\_\_