



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, **March 12, 2008**, at 7:00 P.M. in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 So. Main St.**, Uxbridge, MA:

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

**Planning Board Member(s) Absent:** Debbie Bernier

**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. Decision. MOTION** by Mr. Petrillo to grant the Waivers noted as Attachment 1 in the Certificate of Approval of Definitive Plan dated March 12, 2008, owner Tracy Durand for property located at 355 W. Hartford Avenue, Map 17, Lot 925. Seconded by Mr. Stefanick, the motion carried unanimously. **MOTION** by Mr. Petrillo to grant the Certificate of Approval of Definitive Plan dated March 12, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

**LW Tank Repair, Special Permit. Decision.** Associate Member Mr. Barry Desruisseaux joined the board. **MOTION** by Mr. Lutton to grant the Special Permit dated March 12, 2008 for LW Tank Repair, (file no. FY08-06) for property located at 410 North Main Street, Map 12D NW/281, as drafted. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**Pro-Storage – pre submittal/scoping session.** Special Permit applications were submitted to the board members. Steve O'Connell with Andrews Survey and Engineering was present and spoke on behalf of the applicant, who was also present. Mr. O'Connell advised the board of the proposal to construct three additional storage facility buildings on property consisting of 4.2 acres of land on West Street. After discussion and recommendations from the board, Mr. O'Connell anticipates submitting a formal application to the board on April 23, 2008. The Board indicated the submittal should include current information about vehicle trips at the property, to form the basis for anticipated traffic activity and lighting information to ensure that nearby residential properties do not experience glare or splash. The application will be referred to peer review engineers relative to stormwater management.

**Carrington Landing - Townhouse Special Permit, public hearing** – Mr. Lutton and Mr. Desruisseaux recused themselves due to conflicts of interest. The application would allow the existing development as an approved "townhouse development".

Mr. David Pagnini, attorney, was present on behalf of the applicant, as well as Mr. Steve O'Connell with Andrews Survey and Engineering. Mr. Pagnini reviewed the unique history of this project. Following receipt of building permits for all 50 dwellings, an abutter appealed town actions citing a violation of the Zoning Bylaws. The case is currently still in litigation. A Zoning Bylaw Amendment was adopted in November 2006 to allow Townhouse Development in the Residential A Zoning District through the Planning Board Special Permit process.

Following input and discussion, **MOTION** by Mr. Petrillo to continue the public hearing to March 26, 2008. Seconded by Mr. Stefanick, the motion carried unanimously.

Mr. Lutton and Mr. Desruisseaux returned to the board.

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

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

**Miscellaneous.** Ms. DiPrete updated the Board with regard to the Zoning Bylaw Recodification and other Town Meeting warrant articles requiring a public hearing before the Planning Board. The articles are scheduled for public hearing on April 9. Copies of the zoning bylaw proposal will be available and distributed this week. Also, anticipated citizen's petitions for zoning changes are anticipated relative to the Power Plant and Citizen Petitions pertaining to Waucantuck and Stanley Woolen Mill.

**Keys/Files** – A keyed file cabinet will be available for the Planning Board Members shortly, located in Lower Town Hall. This will allow the Board members a place to keep their active files so they do not need to carry them to each meeting.

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

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**John Morawski**, Chairman

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**Peter Petrillo**, Member

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**Deborah Bernier**, Vice-Chairman

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**Stanley Stefanick**, Member

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**Charles Lutton**, Clerk

Date \_\_\_\_\_