



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 26, 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, Debbie Bernier, Peter Petrillo, Chuck Lutton, Stanley Stefanick and Associate Member Barry Desruisseaux

**Planning Board Member(s) Absent:** None

**Others Present:** 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.

**81P – Glen Street – Assessor's Map/Lot Number 36/4168-4245. MOTION** by Mr. Petrillo to endorse the mylar plan drawn by Heritage Design Group dated March 5, 2008 prepared for Northern Development Group, LLC for property located on Glen Street. Seconded by Ms. Bernier, the motion carried unanimously.

**MNRD for drive thru (bank) – 40 Douglas Street – 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. Mr. O'Connell advised the Board of the proposal to construct a 6,200 square foot commercial building to include a 2,400 square foot bank with drive thru and 3,800 square feet of retail space on Douglas Street. The site will be accessed through one curb cut from Douglas Street. There will be no access to Carney Street. The Special Permit for a Major Non-Residential Project is triggered due to the proposed drive thru. A Notice of Intent has been filed with the Conservation Commission. After discussion, the Board indicated the submittal should include a traffic study due to the proposed drive thru. The application will be referred to peer review engineers relative to the traffic study.

**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".

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

**MOTION** by Mr. Petrillo to grant the Special Permit dated January 9, 2008 for Carrington Landing, Inc./ the Unit Owners of Carrington Landing Condominium for property located at Linwood Street, Map 12A NE, Parcel 668 as drafted and discussed. Seconded by Ms. Bernier, the motion carried unanimously.

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

**Down East, modified Definitive Plan (cont.).** Mr. Anderson with Heritage Design Group was present and advised the board he is still awaiting comments and written approval from DPW as to drainage. **MOTION** by Mr. Petrillo to accept applicant's written request to continue the public hearing to April 9, 2003. Seconded by Mr. Stefanick, the motion carried unanimously. **MOTION** by Mr. Stefanick to accept applicant's written request to extend the timeline for Decision to May 31, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

**Rogerson Commons/Rogerson Crossing. Townhouse Special Permit and Definitive Plan, public hearings, continued,** off Rogerson Crossing. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Mr. Anderson informed the board of the filing of the Notice of Intent with the Conservation Commission and also informed the board that another Technical Review Meeting was held with Town staff. Mr. Moitozo, with Pare Corporation, Managing Engineer was also present and discussed the traffic analysis in detail. For this development, the number of trips anticipated during the AM peak hour are 37 trips and the number of trips for the PM peak hour is 43 trips. He noted that a 2.9% annual growth rate per year was utilized in the traffic count for future forecasting and had little impact on the impact study, except for one location where the level of service Southbound on Hartford Avenue, would go from a B level of service to a C.

Mr. Lutton indicated he had observed traffic on March 25 for 65 minutes during school bus line up at Rogerson Crossing, and submitted his data.

A petition was submitted to the Board members expressing concern regarding public safety and traffic of surrounding roadways, nearby schools, proposed dwelling units to the existing neighborhood and deterioration of existing roadways and sidewalks.

Mr. Anderson stated he is still awaiting a response from Beta, DPW and Conservation; and therefore is requesting a continuance of the public hearing.

**MOTION** by Mr. Petrillo to grant applicant's verbal request to continue the public hearing to April 23, 2008. Seconded by Mr. Stefanick, the motion carried unanimously.

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

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

**File Storage – MOTION** by Ms. Bernier requesting Mr. Morawski draft a letter to the Board of Selectmen regarding the necessity for storage and file access. Seconded by Mr. Stefanick, the motion carried unanimously.

**MINUTES. MOTION** by Mr. Lutton to accept the Planning Board Meeting Minutes dated February 13, 2008. Seconded by Mr. Petrillo, the motion carried unanimously.

**MINUTES. MOTION** by Mr. Lutton to accept the Planning Board Meeting Minutes dated February 27, 2008. Seconded by Ms. Bernier, the motion carried unanimously.

**MINUTES. MOTION** by Mr. Lutton to accept the Planning Board Meeting Minutes dated March 12, 2008. Seconded by Mr. Stefanick, the motion carried unanimously.

**MOTION** by Mr. Stefanick to adjourn the meeting at 8:25pm. Seconded by Ms. Bernier, the motion carried unanimously.

\_\_\_\_\_  
**John Morawski, Chairman**

\_\_\_\_\_  
**Peter Petrillo, Member**

\_\_\_\_\_  
**Deborah Bernier, Vice-Chairman**

\_\_\_\_\_  
**Stanley Stefanick, Member**

\_\_\_\_\_  
**Charles Lutton, Clerk**

Date \_\_\_\_\_