



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, **April 9, 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: Megan T. 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.

Down East, modified Definitive Plan (cont.) proposed modification to drainage in approved subdivision. MOTION by Mr. Petrillo to accept applicant's written request to continue the public hearing to May 14, 2008 and continue the timeline for decision to June 30, 2008. Seconded by Ms. Bernier, the motion carried unanimously.

81P – Oak Street – Assessor's Map/Lot Number 13/1037. MOTION by Mr. Petrillo to endorse the mylar plan drawn by Andrews Survey and Engineering, Inc. dated July 23, 2007 prepared for Carl N. and Barbara J. Delorey for property located on Oak Street. Seconded by Mr. Lutton, the motion carried unanimously.

SATM Warrant Article 24: Amend entire Zoning Bylaw. The proposal would replace our entire zoning bylaw with a "recodified" version. The proposed recodified version is re-organized to accurately reflect and logically categorize our existing bylaw provisions, and bring our zoning bylaw provisions into compliance with state law, case law and general practice. Sponsored by the Zoning Board of Appeals.

The Zoning Board was present for the hearing. ZBA Chairman Mark Wickstrom introduced the proposal, and special counsel Adam Costa, with Blatman, Bobrowski & Meade, LLC, reviewed the details of the proposed Zoning Bylaw Recodification. Following discussion and input, **MOTION** by Mr. Lutton to close public hearing and recommend Article 24 for the Spring Annual Town Meeting Warrant. Seconded by Ms. Bernier, the motion carried unanimously.

SATM Warrant Article 28: A citizen's petition to amend the Zoning Map, and also Section XX of the current Zoning Bylaws, the Waucantuck Mill's Historic Mill Adaptive Reuse Overlay District, to also

apply to the Stanley Woolen Mill property, identified as Assessor's Map 19 Parcels 3621 and 2739 and located on Mendon Street.

The Chairman opened the public hearing. Mr. Anderson with Heritage Design Group was present and spoke on behalf of the lead proponent. Parcel 3621 is the property known as the Stanley Woolen Mill, and is currently zoned Industrial. A portion of lot 2739 would also be placed in the overlay zoning district. This parcel is owned by the Commonwealth, and Mr. Anderson indicated it is the subject of an agreement with the state to allow "shared parking" with the Mill. Mr. Anderson distributed a map depicting the subject area.

The proposal would include place the property in the "Historic Mill Adaptive Reuse Overlay District" which was adopted by town meeting in 2004 relative to the Waucantuck Mill, to allow the use of a residential component in addition to commercial/retail planned for the 90,000 square foot structure. The Blackstone Valley Bikeway will be adjacent to this property.

Mr. Nicholas Deane, the owner of the Stanley Woolen Mill, indicated that special legislation has been approved to allow the shared parking component with the Commonwealth, provided the residential component to the Mill's redevelopment is limited to 15% of the project.

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

The board will continue deliberations at their next meeting.

MNRD for Stanley Woolen Mill – Pre-submittal scoping review pursuant to Section VIII A of the Zoning Bylaw, and request to waive the submittal requirements of relating to Traffic Impact studies/assessment.

Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. He stated the applicant anticipates submitting a formal Special Permit application to the Board for a proposed 90,000 square foot retail, commercial and residential development. The retail component, however, cannot be pursued until after approval of a zoning change by Town Meeting, and the attorney general. Mr. Anderson requested from the board the use of the existing traffic studies for Bernat Mill, Waucantuck Mill and Savers Bank as the Traffic Impact Assessment for the project.

MOTION by Mr. Petrillo to waive the requirement that the traffic counts be within the 12 month period and the applicant to conduct one count approximate to the site in which to base the remaining analysis. Seconded by Mr. Stefanick, the motion carried unanimously.

MINUTES. MOTION by Mr. Stefanick to accept the Planning Board Meeting Minutes dated March 26, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

MOTION by Mr. Petrillo to enter into Executive Session MGL C.39, Subsection 23B #3 – To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body. Seconded by Mr. Lutton, the motion carried unanimously on a roll call vote.

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Following Executive Session, **MOTION** by Mr. Stefanick to adjourn the meeting at 9:25pm. Seconded by Mr. Petrillo, the motion carried unanimously.

John Morawski, Chairman

Peter Petrillo, Member

Deborah Bernier, Vice-Chairman

Stanley Stefanick, Member

Charles Lutton, Clerk

Date _____