



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 23, 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, and Chuck Lutton. Associate Member Barry Desruisseaux was also present.

**Planning Board Member(s) Absent:** Debbie Bernier and Stanley Stefanick

**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.

**Rogerson Commons/Rogerson Crossing. Townhouse Special Permit and Definitive Plan, public hearings, continued – MOTION** by Mr. Petrillo to accept applicant's written request to continue the public hearings to May 28, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

**SATM Warrant Article 27:** Amend Sections VII E 5, VIII A 2 and VII B 6 of the current Zoning Bylaws to permit electrical generating facilities with capacity less than 500 megawatts to be located in the Industrial zone by special permit. Such facilities are currently prohibited. (Citizen's Petition)

The Chairman opened the public hearing. Mr. Gerry Lemire, Attorney was present and spoke on behalf of the lead proponent of the petition. Also present was Mr. Edward Liston and Mr. Joseph Fitzpatrick with DG Power, Inc. The proposal would amend the current Zoning Bylaws to allow the use of electrical generating power plants in the Industrial Zone with a capacity of less than 500 megawatts, upon issuance of a special permit from the Planning Board.

Areas of concern included the validity of the citizen's petition, whether local permitting could ensure adequate safeguards, proximity of the likely development site to a proposed new school, close proximity to water wells and sewer lines, power sources, and concern over emissions, pollutants and air quality. It was also noted that the extensive reviews under the Town's special permit process, as well as the state's Environmental Policy Act serve to ensure the necessary safeguard measures.

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

**SATM Warrant Article 29:** 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

following parcels identified as Assessor's Map 19 Parcels 2393, 2413, 2449, 2484, 2475 and 3211 and also identifies the property of "Nicholas Way." The properties are roughly across the street from the Waucantuck Mill, and are currently zoned Residential B. The proposal would include these parcels in the "Historic Mill Adaptive Reuse Overlay District" which was adopted by town meeting in 2004. This proposal would not change the underlying zoning as shown on the map, but would add the parcels to the list of properties that could be additionally regulated by the "Historic Mill Adaptive Reuse Overlay" provisions of the bylaw. (Citizen's Petition)

The Chairman opened the public hearing. Mark Anderson with Heritage Design Group was present and spoke on behalf of the lead proponent for the citizen's petition. Mr. Anderson indicated the applicant's intent to withdraw the citizen's petition from the Town Meeting Warrant.

There being no further input, **MOTION** by Mr. Lutton to close the public hearing. Seconded by Mr. Petrillo, the motion carried unanimously.

**SATM Warrant Article 30:** Amend the Zoning Map by removing land from the "Residence A" zoning district and placing it in the "Business" zoning district, the land being east of Carney Street and south of Douglas Street. (Citizen's Petition)

The Chairman opened the public hearing. Attorney Henry Lane was present and spoke on behalf of the lead proponent. The proposal would include the land east of Carney Street including Cumberland Farms, on the south side of Douglas Street. It would accommodate an anticipated retail development and possible straightening of Route 16 in the area currently occupied by Koopman's Lumber.

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

**Pro-Storage – Special Permit** - Proposal to expand current self-storage facility pursuant to Section VIII Subsection A of the Zoning Bylaws, for a development which will exceed 20,000 gross square feet on Assessor's Map 33, Parcel 198 located on West Street. **MOTION** – by Mr. Petrillo to accept applicant's written request to continue the public hearing, without taking testimony, to May 28, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

**Throwbridge Acres – Conservation Design Special Permit** – Application for development located at 434 Sutton Street, Map 4, Parcel 2976 showing twelve proposed lots; total acreage of the tract is 34.19 + / - acres.

The Chairman opened the public hearing. Mr. Norman Gamache with Guerriere & Halnon, Inc. was present and spoke on behalf of the applicant. The applicant is seeking a Conservation Design Special Permit for a project consisting of 12 proposed lots on 34 + / - acres on open contiguous space with unrestricted access. The applicant has submitted a preliminary open space agreement turning over the open space to a Homeowners Association.

The Board discussed the possibilities of having other entities involved as opposed to the Homeowners Association. A draft agreement will be prepared for the board to review and will be discussed at a future meeting concurrently as the project progresses.

**MOTION** by Mr. Petrillo to continue the public hearing to May 28, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

**Meadow Valley – request for bond reduction.** After discussion and deliberation, **MOTION** by Mr. Lutton to set the surety level for Meadow Valley Estates to \$101,277.00 which includes the 10% Planning Board administrative fee. Seconded by Mr. Petrillo, the motion carried unanimously.

**Deliberations:**

**SATM Warrant Article 30 (Carney/Douglas St.):** After discussion and deliberation, **MOTION** by Mr. Petrillo to recommend Town Meeting approval of Article 30, rezoning property as described in the citizens petition into the Business Zoning District. Seconded by Mr. Lutton, the motion carried unanimously.

**SATM Warrant Article 27 (electrical generating facilities):** After discussion and deliberation, **MOTION** by Mr. Petrillo to recommend favorable Town Meeting approval of Article 27, making bylaw changes to allow certain electrical power generating facilities by special permit. Seconded by Mr. Lutton, the motion carried unanimously.

**SATM Warrant Article 28 (Stanley Woolen Mill):** After discussion and deliberation, **MOTION** by Mr. Lutton to recommend Town Meeting approval of Article 28, establishing the Stanley Woolen mill within the Waucantuck’s Historic Mill Adaptive Reuse Overlay bylaw. Seconded by Mr. Petrillo, the motion carried unanimously.

**FY 09 Meeting Schedule** – The Board will discuss at their next meeting.

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

**April 23, 2008**

**MINUTES. MOTION** by Mr. Lutton to accept the Planning Board Meeting Minutes dated April 9, 2008. Seconded by Mr. Petrillo, the motion carried unanimously.

**MINUTES. MOTION** by Mr. Lutton to accept the Planning Board Executive Session Meeting Minutes dated April 9, 2008. Seconded by Mr. Petrillo, the motion carried unanimously.

**MOTION** by Mr. Lutton to adjourn the meeting at 9:40pm. Seconded by Mr. Petrillo, 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 \_\_\_\_\_