



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, **May 28, 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, Stanley Stefanick and Chuck Lutton. Associate Member Barry Desruisseaux was also present.

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.

81P – Lake Street – Assessor's Map/Lot Number 12A/543. MOTION by Mr. Petrillo to endorse the ANR plan drawn by Andrews Survey and Engineering, Inc. dated May 15, 2008 prepared for Randy Kibbe for property located on Lake Street. Seconded by Ms. Bernier, the motion carried unanimously.

Pro-Storage – Special Permit (cont.) - Proposal to expand current self-storage facility 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 June 11, 2008. Seconded by Ms. Bernier, the motion carried unanimously.

Rogerson Commons/Rogerson Crossing. Townhouse Special Permit and Definitive Plan, public hearings, continued. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Mr. Anderson advised the Board that Beta has prepared three separate reports, civil, traffic and environmental/storm water management, addressing all comments by DPW and the Planning Board. He advised the Board the Condo Association will maintain all drainage infrastructure, including catch basins and detention basins, as well as street lighting.

Mr. Anderson stated that DPW noted that the roadway and bridge should remain private in perpetuity but the design and construction of the bridge was previously designed and approved by DPW and BETA Engineering. The Board requested bridge specifications as well as correspondence from DPW and Beta.

An additional copy of the letter to DPW originally submitted in February was again submitted to the Board. Areas of concern include traffic, bridge costs, costs of maintenance and repairs, bridge access, and the deteriorating condition of existing roadways and sidewalks.

Mr. Anderson will provide the fiscal/tax base information and a summary letter to the abutters to answer their questions and concerns, as well as revised plans reflecting the last details sought by staff. **MOTION** by Mr. Stefanick to continue the public hearing to June 11, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

Down East, modified Definitive Plan (public hearing cont.) proposed modification to drainage in approved subdivision – Mr. Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Mr. Anderson reminded the Board that due to the Kempton Road contamination and the no blast zone, the applicant had to redesign the drainage.

The Board discussed the letter from DPW dated May 27, 2008 and the possibility to conduct peer reviews. Several Board members will revisit the property and requested clarification from DPW regarding the memo dated May 27, 2008. **MOTION** by Mr. Stefanick to continue the public hearing to June 11, 2008. Seconded by Mr. Lutton, the motion carried unanimously.

Throwbridge Acres – Conservation Design Special Permit (public hearing cont.) – Application for development located at 434 Sutton Street, Map 4, Parcel 2976 showing twelve proposed lots.

Mr. Craig Holmberg with Guerriere & Halnon, 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. Ms. DiPrete informed the Board the material submitted for the Homeowner's Association is acceptable in form and covers the items of concern that she has been working through with the applicant.

The Board discussed proposed parking and public access, agricultural use and proposed community garden. There being no further public input, **MOTION** by Mr. Petrillo to close the public hearing. Seconded by Mr. Stefanick, the motion carried unanimously. The Board asked staff to begin preparing a decision for their review and action

Meadow Brook Knoll. Modified Definitive Plan. Application to modify the subdivision approval by extending the time for completion of the project and coordinate completion of project documentation. The decision originally required completion by May 2008. The current application, presented by Mike Salvadore of Gray Rock Development, seeks an extension of time to complete the project until May 31, 2010. Mr. Salvadore has also requested that the Board set a surety amount in order to facilitate a release of lots.

After discussion and deliberation, **MOTION** by Ms. Bernier to close the public hearing and approve applicant's request to extend the time of completion of the project to May 31, 2010. Seconded by Mr. Lutton, the motion carried unanimously. **MOTION** by Mr. Lutton to set the total bond amount for Meadow Brook Knoll to \$284,745.73.

Meadow Valley Estates – The Board signed surety and lot release forms, pursuant to previous motions and votes.

Pre-Submittal Meeting/Scoping Session – Route 122/W Hartford Ave. – Village Cleaners – Major Non Residential Development Special Permit – drive thru facility – Ms. Bernier recused herself due to conflict of interest. Mr. Tom Kuik was present and discussed the proposed drive thru facility (with a small overhang) using the existing 12 foot driveway at the Village Cleaners located on Route 122 and having access off of Hartford Avenue. The Special Permit for a Major Non-Residential Project is

triggered due to the proposed drive-thru. After discussion, the Board indicated the submittal should include engineering plans depicting the 12' driveway, and all site details including boundary lines and abutting information.

Ms. Bernier returned to the board.

FY 09 Meeting Schedule. The Board set the FY 09 Meeting schedule.

Bills. The Board reviewed and signed bills.

MINUTES. MOTION by Mr. Lutton to accept the Planning Board Meeting Minutes dated April 23, 2008. Seconded by Mr. Petrillo, the motion (3-0). Ms. Bernier and Mr. Stefanick abstained as they were not present at the meeting.

MOTION by Ms. Bernier 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. Petrillo, the motion carried unanimously on a roll call vote.

Following Executive Session, **MOTION** by Mr. Lutton to adjourn the meeting at 9:30 pm. 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 _____