



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, **September 24, 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:** Charles Lutton, Debbie Bernier, Stanley Stefanick and Barry Desruisseaux.

**Planning Board Members Absent:** Peter Petrillo

**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 Charles Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

**Dunkin Donuts – Special Permit, Public Hearing (cont.)** The applicant/owner of record, Sutton Donuts, Inc. is seeking a Special Permit for a Major Non-Residential Development for a proposed drive-thru window on property located at 158 N. Main Street. **MOTION** by Mr. Desruisseaux to accept applicant's written request to continue the public hearing to October 8, 2008. Seconded by Mr. Stefanick, the motion carried unanimously.

**Hazel Street (Whitmore/Silbor)** – request for waiver of submittal requirements. Mr. Stephen O'Connell was present and spoke on behalf of the applicant. The applicant is requesting a waiver of the submittal requirements of a Definitive Plan to an Approval Not Required (ANR) level. He indicated that the applicant is exchanging land with his abutter to make his lot less nonconforming, as the side lot line currently passes through his house. No new lots or roads will be created. The property does not meet the current minimum frontage required by the Zoning Bylaws. Therefore, the plan to move the lot line will require Definitive Plan approval. Variances from the Zoning Board of Appeals for the frontage and right side setback have been secured.

**MOTION** by Ms. Bernier to grant the applicant's written request to waive the Definitive Plan submittal requirements to an Approval Not Required (ANR) level. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**LaChapelle** – set surety/release lot. Ms. DiPrete advised the Board, this subdivision approval was granted in October 2006. This past June, the applicant sought to have the plan endorsed. At that time, he also filed a Covenant in accordance with the Subdivision Control Law, stating that no lot would be released or built upon until the subdivision road and infrastructure was complete and approved by the PB. However, he now seeks to build on the available lot. In order to release the lot, surety must be set by the Board. The applicant has submitted a cost estimate for the construction of the road and requests surety be set pursuant to that estimate (\$10,000.00). Ms. DiPrete will continue to coordinate with the applicant’s representative in obtaining the necessary surety documents.

**MOTION** by Mr. Stefanick to release the lot upon receipt of surety in the amount of \$10,000 in an acceptable form. Seconded by Ms. Bernier, the motion carried unanimously.

**Meadow Valley Estates** – request to release surety. Ms. DiPrete advised the Board of the on-going development of the project and reviewed the estimate of remaining work. **MOTION** by Mr. Stefanick to reduce surety to \$77,225.19. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**Down East** – The Board endorsed the Covenant and Definitive Plan.

**Hammond Estates** – consider issuing Default (LRC/Calarese). Ms. DiPrete advised the Board, this is an on-going project with a history of concerns. On occasion this year the developer has contacted the Town and recently established a schedule of work for the summer. However, little work has been done. **MOTION** by Mr. Stefanick to render a Finding of Default and seek the surety. Seconded by Ms. Bernier, the motion carried unanimously.

**Misc. Correspondence** – The Board reviewed miscellaneous correspondence.

**MINUTES. MOTION** by Mr. Stefanick to approve the Planning Board Meeting Minutes dated September 10, 2008. Seconded by Ms. Bernier, the motion carried unanimously.

**MINUTES. MOTION** by Ms. Bernier to approve the Executive Session Planning Board Meeting Minutes dated September 10, 2008. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**MOTION** by Mr. Desruisseaux to adjourn the meeting. Seconded by Mr. Stefanick, the motion carried unanimously.

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**Charles, Lutton**, Chairman

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**Peter Petrillo**, Member (not present)

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**Deborah Bernier**, Vice-Chairman

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**Stanley Stefanick**, Member

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**Barry Desruisseaux**, Clerk

Date \_\_\_\_\_