



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, **November 12, 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 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 Ms. Bernier to accept applicant's written request to continue the public hearing, without taking testimony, to December 10, 2008. Seconded by Mr. Stefanick, the motion carried unanimously. The Board noted that the hearing has been continued several times, without taking testimony or receiving new information. **MOTION** by Ms. Bernier that staff communicate to the applicant that the Board expects the applicant to submit new material or the Board may make a determination on the current submittal at their next meeting. Seconded by Mr. Stefanick, the motion carried unanimously.

**Stanley Woolen Mill - MNRD Special Permit, Public Hearing (cont.)** – The applicant/owner of record, LTI Uxbridge Stanley LP is seeking a Special Permit for a Major Non-Residential Development for the redevelopment of the Stanley Woolen Mill, within the Waucantuck Mill Adaptive Reuse Overlay District located at 146 Mendon Street.

The Chairman re-opened the public hearing. Mr. Mark Anderson and Mr. Christopher King with Heritage Design Group were present along with Mr. Nicholas Deane.

Mr. Anderson advised the Board revised plans have been submitted to BETA and he is still awaiting comments. Mr. Anderson addressed the two outstanding traffic issues addressed by BETA. The first concern is at the intersection of Route 122/Route 16 southbound from N. Main Street turning left onto Mendon Street eastbound, where the Level of Service (LOS) was shown to diminish by 2 levels in the

Built condition. However, by slightly reworking the timing at the intersection, the Built LOS would improve by one level. Secondly, at the intersection of Route 16 and Henry Street, delay is anticipated. He advised the Board the use/comparison for the traffic analysis was general/retail office; which is not typical for Mill development, but the best comparison available for this project.

He also described a secondary means of access/egress to the large parking lot by virtue of construction of the new tail-race crossing, shown on the revised plans. This would be 24 feet wide, providing full access for 2 way traffic, and would be built before occupying more than 50,000 square feet.

Mr. Anderson also informed the Board that his client continues to work with Mass Highway and DCR regarding the potential location of the conceptual Blackstone River Bikeway.

In addition, Mr. Anderson advised the Board that based on the current parking requirements contained in the Zoning Bylaws, the proposed redevelopment will be short 30% - 40% of the parking requirement. However, he suggested that the project provides adequate parking for the development. He indicated that, upon receipt of BETA's comments, he is seeking additional technical review among the various municipal department staff.

Additional areas of concern include vehicle lights, parking, street lighting and screening for nearby residents.

Following public input and discussion, **MOTION** by Mr. Desruisseaux to grant the applicant's written request to continue the public hearing to December 10, 2008. Seconded by Mr. Stefanick, the motion carried unanimously.

**Ledgemere Country Estates I, II & III – (Crownshield, Cotton Mill, Spinning Wheel)**

Mr. Stefanick recused himself due to conflict of interest and did not participate in any discussion.

Atty. Paul Beattie was present on behalf of the lead proponent. Ms. DiPrete advised the Board the three roads were previously laid out and recommended by the Planning Board for acceptance and voted by Town Meeting in 2002. Records were not filed at the Registry of Deeds, apparently due to a concern by Town Counsel regarding some of the documents. The roads were again laid out in 2006, and recommended by the Planning Board for acceptance. However, Town Meeting passed over such consideration. The record indicates that there were staff concerns that some construction items had not been completed (street lights/bases), and the street light bases have now been installed.

**MOTION** by Mr. Desruisseaux to recommend to Town Meeting road acceptance for Crownshield, Cotton Mill and Spinning Wheel roads upon receipt/verification of the appropriate legal documents and the documents are recorded/filed at the registry of deeds. Seconded by Ms. Bernier, the motion carried 3-0-1 (Mr. Stefanick abstained).

**Stone Crest I and II - Modified Definitive Plan (Kasey Ct/Gary Ln) - MOTION** by Mr. Stefanick to recommend Town Meeting NOT accept Kasey Court & Gary Lane, based on its current status. Seconded by Ms. Bernier, the motion carried unanimously. **MOTION** by Ms. Bernier to set surety at \$213,916 for Stone Crest I & II subdivision. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**Meadowside (Cassie Lane) - MOTION** by Ms. Bernier to recommend Town Meeting NOT accept Cassie Lane. Seconded by Mr. Stefanick, the motion carried unanimously. **MOTION** by Mr. Desruisseaux to set surety at \$72,793. Seconded by Ms. Bernier, the motion carried unanimously.

**Maple Grove (Julia Drive) - MOTION** by Ms. Bernier to recommend Town Meeting NOT accept Julia Drive. Seconded by Mr. Desruisseaux, the motion carried unanimously. **MOTION** by Mr. Desruisseaux to set surety at \$68,665. Seconded by Ms. Bernier, the motion carried unanimously.

**Foxwoods Estates (Foxwood Lane, Wildlife Dr, Deerview, Longmeadow) - MOTION** by Mr. Desruisseaux to recommend Town Meeting NOT accept Foxwoods Lane, Wildlife Drive, Deerview and Longmeadow roads. Seconded by Mr. Stefanick, the motion carried unanimously. **MOTION** by Ms. Bernier to set surety at \$143,645 for Foxwoods Estates. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**Commerce Drive Ext. - MOTION** by Mr. Stefanick to recommend Town Meeting NOT accept Commerce Drive Extension, based on its current status. Seconded by Ms. Bernier, the motion carried unanimously. **MOTION** by Mr. Stefanick to recommend the Board of Selectmen NOT lay out the road. Seconded by Ms. Bernier, the motion carried unanimously.

**Davis Heights (Lee/Glen Streets) - MOTION** by Mr. Desruisseaux to recommend Town Meeting NOT accept Lee and Glen Streets. Seconded by Ms. Bernier, the motion carried unanimously.

**Church/Lake Streets - MOTION** by Ms. Bernier to recommend Town Meeting accept Church and Lakes Streets. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**MINUTES. MOTION** by Mr. Stefanick to approve the October 22, 2008 Meeting Minutes. Seconded by Ms. Bernier, the motion carried unanimously.

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

\_\_\_\_\_  
**Charles, Lutton**, Chairman

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

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

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

\_\_\_\_\_  
**Barry Desruisseaux**, Clerk

Date \_\_\_\_\_