



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, **December 10, 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, Stanley Stefanick, Peter Petrillo and Barry Desruisseaux.

Planning Board Members Absent: Debbie Bernier

Others Present: 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.

Stanley Woolen Mill - MNRD and Historic Mill Adaptive Reuse Overlay 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. Mark Anderson with Heritage Design Group was present, along with owner Nicholas Deane. Mr. Anderson advised the Board all BETA Engineering comments have been addressed and discussed at a technical review meeting recently held with all municipal department staff. Discussion and areas of concerns included parking, and the proposed alignment of the bikeway posing safety concerns as well as affecting the number of parking spaces.

Following public input and discussion, **MOTION** by Mr. Petrillo to close the public hearing. Seconded by Mr. Stefanick, the motion carried unanimously. The Board requested that staff prepare a draft Decision for the next meeting.

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.

Mr. Stephen O'Connell with Andrews Survey & Engineering, Inc. was present and spoke on behalf of the applicant. He advised the Board of the applicant's intent to withdraw the special permit application without prejudice. He indicated that the efforts to address the concerns of the Planning Board and various abutters have taken considerably longer than anticipated and intends to address those concerns with a new

application in the future. **MOTION** by Mr. Petrillo to accept applicant's written request to withdraw the special permit application without prejudice. Seconded by Mr. Desruisseaux the motion carried unanimously.

Calvary Crossing - Modified Definitive Plan Walnut Grove Corp. applicant / owner for subdivision shown on plan dated September 26, 2005 entitled Calvary Crossing shown on the Town of Uxbridge Assessor's Map 21, Parcel 1458 and recorded in the Worcester County District Registry of Deeds Plan Book 835 Plan 88 and Certificate of Definitive Plan Approval recorded in Book 38015, Page 355. The applicant seeks to modify the subdivision approval by extending the time for completion of the project to November 2010. The decision originally required completion by September 6, 2008. No other changes/modifications are proposed.

The Chairman opened the public hearing. Mr. Tom McIntyre, Owner, was present and advised the Board of his request to extend the time for completion of the project due to the current housing market. No lots have been constructed upon or sold. Following discussion and input, **MOTION** by Mr. Desruisseaux to close the public hearing. Seconded by Mr. Petrillo, the motion carried unanimously.

MOTION by Mr. Stefanick to approve the application for Modified Definitive Plan application by extending the time for completion of the project to November 2010. Seconded by Mr. Desruisseaux, the motion carried unanimously.

ANR (81P) – Rivulet Street, Map 12C, Parcels 3494/3463 - **MOTION** by Mr. Petrillo to endorse the ANR plan with the notation that endorsement by the Planning Board does not indicate compliance with the Zoning Bylaws. Plan drawn by Heritage Design Group dated May 28, 2008 prepared for Zois Tsimogiannis and Catherine Tsimogiannis for property located on Rivulet Street. Seconded by Mr. Desruisseaux, the motion carried unanimously.

ANR (81P) – Arbor Road, Map 31, Parcels 1225/1259 – Mr. Lutton recused himself due to conflict of interest. Mr. Desruisseaux participated as Chair.

MOTION by Mr. Petrillo to endorse the ANR plan drawn by Andrews Survey & Engineering, Inc. dated December 1, 2008 prepared for John W. Audet, Inc. for property located on Arbor Road. Seconded by Mr. Stefanick, the motion carried unanimously.

Mr. Lutton returned to the Board.

Foxwoods Estates – Request for Determination of Completeness and Bond Reduction –The Board will review deed/easements and consider Determination of Completeness at their next scheduled meeting. **MOTION** by Mr. Desruisseaux to set the surety level for Foxwoods Estates I and II to \$22,000. Seconded by Mr. Petrillo, the motion carried unanimously.

Maple Grove – Request for Determination of Completeness and Bond Reduction – The Board will review deed/easements and consider Determination of Completeness at their next scheduled meeting. **MOTION** by Mr. Desruisseaux to set surety level for MapleGrove Estates to \$8,000. Seconded by Mr. Petrillo, the motion carried unanimously.

Potential revisions to Subdivision Regulations, Zoning Bylaws - The Board will continue discussions at their upcoming meetings.

MINUTES. MOTION by Mr. Stefanick to approve the November 12, 2008 Meeting Minutes. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MINUTES. MOTION by Mr. Stefanick to approve the November 18, 2008 Meeting Minutes. Seconded by Mr. Petrillo, the motion carried unanimously.

EXECUTIVE SESSION. MOTION by Mr. Desruisseaux to enter into Executive Session pursuant to 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. Stefanick, the motion carried unanimously on a roll call vote.

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

Charles, Lutton, Chairman

Peter Petrillo, Member

Deborah Bernier, Vice-Chairman
(not present)

Stanley Stefanick, Member

Barry Desruisseaux, Clerk

Date _____