

Town of Uxbridge
Planning Board
21 So. Main St.
Uxbridge, MA 01569
(508) 278-6487

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TOWN CLERK

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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **January 14, 2009**, 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, Peter Petrillo and Barry Desruisseaux.

Planning Board Members Absent: None

Others Present: Megan T. DiPrete, Director of Planning & 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.

Stanley Woolen Mill - MNRD and Historic Mill Adaptive Reuse Overlay Special Permits, consider issuing decisions – 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 Board reviewed a preliminary draft Decision. No action was taken. The matter will be considered at the next meeting of the Board.

Holbrook Farms Estates, project default, consider referring to Selectmen for action regarding surety – **MOTION** by Mr. Stefanick to ask the Board of Selectmen to enforce surety in accordance with the provisions of MGL Chapter 41 Section 81U, in the amount of \$177,000.00 from the proceeds of the subdivision bond posted for the subdivision identified as “Holbrook Farm Estates”, drawn by Andrews Survey & Engineering, Uxbridge, MA, dated May 3, 2000 with revisions through July 2000 as shown on the plan filed at the Registry of Deeds Plan Book 759 Plan 36, for the purpose of meeting the cost and expense of the Town in completing subdivision way and municipal services work as specified in the approved subdivision plan, said funds to be expended by and under the direction of the Planning Board. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Hammond Estates, project default, consider referring to Selectmen for action regarding surety – **MOTION** by Mr. Stefanick to ask the Board of Selectmen to enforce surety in accordance with the provisions of MGL Chapter 41 Section 81U, in the amount of \$182,000.00 from the proceeds of the subdivision bond posted for the subdivision identified as “Definitive Subdivision Plan of Hammond Estates”, drawn by Andrews Survey & Engineering, Uxbridge, MA, dated August 21, 2003 with revisions

through March 2004 as shown on the plan filed at the Registry of Deeds Plan Book 807 Plan 117, for the purpose of meeting the cost and expense of the Town in completing subdivision way and municipal services work as specified in the approved subdivision plan, said funds to be expended by and under the direction of the Planning Board. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Cedar Woods I, projects default, consider referring to Selectmen for action regarding surety – **MOTION** by Mr. Stefanick to ask the Board of Selectmen to enforce surety in accordance with the provisions of MGL Chapter 41 Section 81U, in the amount of \$93,341.99 from the proceeds of the subdivision deposit posted for the subdivision identified as “Cedar Woods I”, drawn by Shea Engineering & Surveying Co., Inc., Mendon, MA, dated March 24, 1998, with revisions through May 13, 1998 as shown on the plan filed at the Registry of Deeds Plan Book 729 Plan 32, for the purpose of meeting the cost and expense of the Town in completing subdivision way and municipal services work as specified in the approved subdivision plan, said funds to be expended by and under the direction of the Planning Board. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Davis Heights. – Request for bond reduction. Ms. DiPrete advised the Board seeding and drainage is not complete and no as-built plans have been received. She also informed the Board no engineering account has been established for final inspections. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. He advised an engineering account will be established with the Planning office to proceed forward in the Spring for final inspections. **MOTION** by Mr. Petrillo to reduce surety to \$86,307. Seconded by Mr. Stefanick, the motion carried unanimously.

Foxwoods Estates – Request for Determination of Completeness. Ms. DiPrete advised the Board no as-built plans have been received and final DPW inspections will be conducted in the Spring. **MOTION** by Mr. Stefanick that the Board finds a substantial Determination of Completeness contingent on Spring inspection. Seconded by Ms. Bernier, the motion carried unanimously.

Maple Grove – Request for Determination of Completeness. Ms. DiPrete advised the Board no as-built plans have been received and final DPW inspections will be conducted in the Spring. **MOTION** by Mr. Stefanick that the Board finds a substantial Determination of Completeness contingent on Spring inspection. Seconded by Ms. Bernier, the motion carried unanimously.

Meadowside - Request for Determination of Completeness. Ms. DiPrete advised the Board no as-built plans have been received and final DPW inspections will be conducted in the Spring. **MOTION** by Mr. Stefanick that the Board finds a substantial Determination of Completeness contingent on Spring inspection. Seconded by Ms. Bernier, the motion carried unanimously.

Meadowside – Request for bond reduction. No action was taken by the Board.

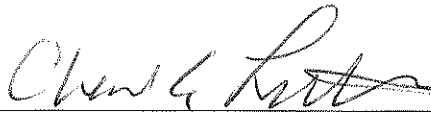
Potential revisions to Subdivision Regulations, Zoning Bylaws - The Board will continue discussions at their upcoming meetings. Ms. DiPrete will continue to prepare material for the Board.

Aldrich Brook Estates – The Board endorsed the mylar plans and covenant.

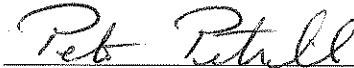
MINUTES. MOTION by Mr. Petrillo to approve the December 10, 2008 Meeting Minutes. Seconded by Mr. Stefanick, the motion carried 4-0-1 (Ms. Bernier abstained).

MINUTES. MOTION by Mr. Petrillo to approve the December 10, 2008 Executive Session Meeting Minutes. Seconded by Mr. Desruisseaux, the motion carried 4-0-1 (Ms. Bernier abstained).

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



Charles, Lutton, Chairman

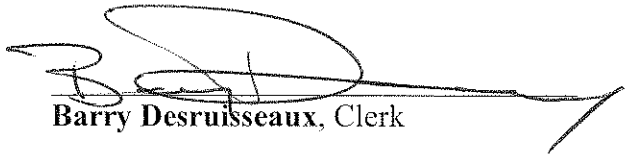


Peter Petrillo, Member

Deborah Bernier, Vice-Chairman



Stanley Stefanick, Member



Barry Desruisseaux, Clerk

Date

2/11/09