

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

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Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **March 11, 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, Barry Desruisseaux, Stanley Stefanick and Peter Petrillo

**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.

**40 Douglas Street – MNRD Special Permit** – The applicant/owner of record, ARIS Group, LLC is seeking a Special Permit for a Major Non Residential Development for a proposed drive-thru window on property located at 40 Douglas Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 24A, Parcel 713 and recorded in the Worcester County Registry of Deeds Book 6808, Page 267 in the Business Zoning District. The proposed project consists of the construction of a 6,200 sq. ft. of commercial space to include 2,400 sq. ft. bank with drive thru window and 3,000 sq. ft. of retail space. The development of the commercial space does not trigger this review. However, a proposed drive-thru triggers the requirement of a Special Permit. The Special Permit being sought applies only to the ability to have a drive-thru component to whatever commercial activity may occur on the property.

The Chairman opened the public hearing. Mr. Stephen O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. Mr. O'Connell advised the Board of the proposal to construct 6,200 sq. ft. of commercial space to include 2,400 sq. ft. bank with drive thru window and 3,000 sq. ft. of retail space with one entrance and one exit. He indicated during a pre-scoping session in March 2008, the Board requested peer review for traffic analysis. He further advised the Board material has been submitted to BETA and is still awaiting traffic comments. A Notice of Intent has been filed with the Conservation Commission. **MOTION** by Mr. Petrillo to continue the public hearing to their next scheduled meeting. Seconded by Mr. Stefanick, the motion carried unanimously.

**MapleGrove, Meadowside, Foxwoods Estates** – Consider Determination of Completeness for SATM Street Acceptance. Mr. O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. He advised the Board the applicant will not be seeking SATM street acceptance at this time.

**StoneCrest I and II** – Consider Determination of Completeness for SATM Street Acceptance – Mr. O’Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. It was noted Graves Engineering will be conducting final inspections within the next several weeks.

**Meadow Brook Knoll (18 lot subdivision)** – **MOTION** by Mr. Petrillo to release lots, endorse Lender’s Agreement and Certificate of Release. Seconded by Mr. Desruisseaux, the motion carried unanimously.

**Waucantuck Mill – Update on Project Status** – Mr. Mark Anderson with Heritage Design Group and Mr. Robert Josephs, owner was present and discussed the proposed project. Mr. Anderson and Mr. Josephs advised the Board an application for a Modification of a Special Permit is anticipated soon.

**Cedar Woods I – Update regarding subdivision project completion** – Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the residents. Mr. Anderson advised the Board the residents are seeking subdivision surety for the completion/repairs of the roads and FATM street acceptance. He noted the intent to form a LLC and will assist the residents in coordinating the necessary documentation and peer review. Also assisting the residents, but not present, Mr. Mark Stacy and Atty. Robert Knapik. Mr. Anderson will continue discussion with the Board at a future meeting.

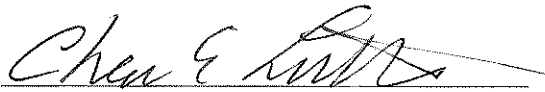
**Quaker Industrial Park – Commerce Drive** – Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Mr. Anderson advised the Board street acceptance was pursued at the 2008 FATM. However, at that time was deemed not complete by the Planning Board. He noted he has been working with DPW and all work is now complete for SATM street acceptance. He will provide the Board with the DPW correspondence and discuss at a future meeting.

**Pro Storage – Special Permit – recording registry of deeds** – Mr. Rob Cherrier was present and advised the Board the Special Permit Decision for Pro-Storage was not recorded within the timeframe specified and therefore was requesting an extension of time for recording the document. Following discussion and consultation from town counsel, the Board recommended Mr. Cherrier forward a request in writing and the Board will consider/vote at their next scheduled meeting.

**Graves Engineering** – Mr. Mike Andrade with Graves Engineering, Inc., peer review consultant was present. Mr. Andrade discussed peer review services. It was noted Graves Engineering will assist in final DPW inspections for SATM street acceptances. The Board inquired as to costs of services for inspections, peer review costs/fees and requested Mr. Andrade attend meetings. The Board will continue discussions at a future meeting.

**MINUTES. MOTION** by Mr. Desruisseaux to approve the February 25, 2009 meeting minutes. Seconded by Mr. Stefanick, the motion carried unanimously.

**MOTION** by Mr. Stefanick to adjourn at 8:05PM into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the government's bargaining or litigation position, with no other business to follow. Seconded by Mr. Desruisseaux, the motion carried unanimously by role call vote.

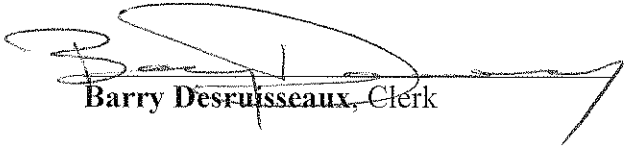


**Charles, Lutton, Chairman**

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**Peter Petrillo, Member**

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**Deborah Bernier, Vice-Chairman**

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**Stanley Stefanick, Member**



**Barry Desruisseaux, Clerk**

Date \_\_\_\_\_