

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, **April 8, 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.

ANR - Rivulet Street – Map 12C, Lot 2556 - **MOTION** by Mr. Petrillo to endorse the mylar plan drawn by Hawk Surveying Company, Whitinsville, MA for Gerald W. Baker & Robert S. Baker for property located at Rivulet Street, Map 12 C, Lot 2556. Seconded by Mr. Stefanick, the motion carried unanimously.

Sutton Place – Storey Lane – **MOTION** by Mr. Stefanick to move the agenda item out of order. Seconded by Mr. Petrillo, the motion carried 2-1-1 (Mr. Desruisseaux opposed) (Mr. Lutton abstained). Mr. Lutton recused himself due to conflict of interest. Mr. Desruisseaux participated as Chair for the purposes of this discussion. The Board discussed the complaints received by an abutter about the unfinished detention basin. It was noted the Town's engineer visited the subdivision and recommended the developer seed and loam the basin. Following discussion, **MOTION** by Mr. Stefanick that Staff prepare a letter to the developer enforcing project completion and that the Board voted a final completion date of June 1st. Seconded by Mr. Petrillo, the motion carried unanimously.

Mr. Lutton returned to the board

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.

MOTION by Mr. Petrillo to accept applicant's written request to continue the public hearing to their next scheduled meeting. Seconded by Mr. Stefanick, the motion carried unanimously.

Citizen Petition to Amend Section 400-39, Subsection C of the Zoning Bylaws The proposal would amend Section 400-39, Bernat Mill Historic Overlay District, Subsection C of the Town of Uxbridge Zoning By-Laws by adding the following additional uses; 7. Research & Development; including but not limited to offices and laboratories for scientific, agricultural, or industrial research.

Mr. Mark Anderson lead proponent advised the Board, no action will be taken. **MOTION** by Mr. Petrillo, the Board will take no action. Seconded by Mr. Stefanick, the motion carried unanimously.

Citizen Petition to Amend Section 400-40, Subsection B of the Zoning Bylaws The proposal would amend Section 400-40 (Waucantuck Mill Adaptive Reuse Overlay District) Subsection B of the Town of Uxbridge Zoning By-laws by adding the following clause to the end of the first paragraph: The site also includes property as shown on Assessor's Map 19; parcel 2413, parcel 2449, portion of parcel 2484, portion of parcel 2475 and a portion of the area depicted on Map 19 as the paper street shown as Nicholas Way on an approved, but not built subdivision plan.

Mr. Mark Anderson, lead proponent was present and requested the public hearing be continued. **MOTION** by Mr. Petrillo to accept lead proponent's verbal request to continue the public hearing to their next scheduled meeting. Seconded by Mr. Stefanick, the motion carried unanimously.

Amend the Zoning Bylaws Appendix A – Table of Regulations - The proposal would amend the Zoning By-Laws §400 by deleting in its entirety the existing "APPENDIX A - TABLE OF REGULATIONS" and replacing it with the a revised "APPENDIX A - TABLE OF USE REGULATIONS". Also by amending the Zoning Bylaw §400 Article X "Definitions", by adding the following definitions, in their appropriate alphabetical order as the section is now organized: Light manufacturing / light industrial, Non-exempt agricultural use and Non-Hospital Medical Institution. Also, by amending the definition Apartment House. (Warrant Article 17)

Chairman Mark Wickstrom and Stephen O'Connell of the Zoning Board of Appeals were present and discussed the proposed amendment to the Zoning Bylaws Appendix A Table of Regulations.

MOTION by Mr. Stefanick to close the public hearing. Seconded by Mr. Petrillo, the motion carried unanimously. Following discussion, **MOTION** by Mr. Petrillo to recommend favorable action to Town Meeting the amendments of the Zoning By-Laws §400 by deleting in its entirety the existing "APPENDIX A - TABLE OF REGULATIONS" and replacing it with the a revised "APPENDIX A - TABLE OF USE REGULATIONS". Also by amending the Zoning Bylaw §400 Article X "Definitions", by adding the following definitions, in their appropriate alphabetical order as the section is now organized: Light manufacturing / light industrial, Non-exempt agricultural use and Non-Hospital Medical Institution. Also, by amending the definition Apartment House. Seconded by Mr. Stefanick, the motion carried unanimously.

Stanley Woolen Mill – Special Permit – The Board will continue discussions at their next scheduled meeting.

StoneCrest I & II – Consider Determination of Completeness for SATM Street Acceptance – update - The developer has loamed and seeded. The Town's engineer will be conducting final inspections. The Public Hearing is scheduled for April 22nd. Further discussion ensued on retaining surety if the need arises for additional seed and loam, while proceeding with SATM street acceptance. **MOTION** by Mr. Petrillo to transfer the remaining surety following Determination of Completeness from the Planning Board to the Board of Selectmen, said Selectmen acting as authorized agent of said funds for the expenditures associated with completion of the subdivision. Seconded by Mr. Stefanick, the motion passed unanimously.

Quaker Industrial Park – Commerce Drive – Consider Determination of Completeness for SATM Street Acceptance – update – The Town's engineer will be conducting final inspections. The Public Hearing is scheduled for April 22nd.

Pro Storage – request for extension of recording Decision – **MOTION** by Mr. Stefanick to endorse the letter granting the extension of the recording of the Pro Storage Decision to 160 days. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Legal Notices – discussion - consider adopting policy - The Board will continue discussions at a future meeting.

Construction Services Agreement – discussion – consider adopting policy - The Board will continue discussions at a future meeting.

Graves Engineering Contract – The Board will continue discussions at a future meeting.

Meadowside – request bond reduction – **MOTION** by Mr. Petrillo to set surety at \$14,558.60 for Meadowside Subdivision. Seconded by Mr. Stefanick, the motion carried unanimously.

Waucantuck – pre-scoping session update – The Board will continue discussions at a future meeting.

River's Edge – (Pasture at Elmwood) Easy Street, Buttermilk Way – Hutnak – The Board received a written request inquiring as to the project completion and the release of surety. The Board noted Staff is currently researching and will continue discussions at a future meeting.

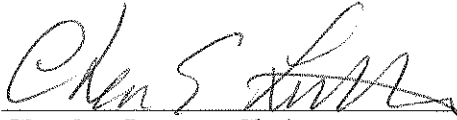
Holbrook – Graves estimate – It was noted the Town Manager's Office has contacted the developer and is seeking surety for project completion. The Board will continue discussions at a future meeting.

Hammond – Graves estimate – It was noted the Town Manager's Office has contacted the developer and is seeking surety for project completion. The Board will continue discussions at a future meeting.

MINUTES. MOTION by Mr. Stefanick to approve the March 11, 2009 Regular Session meeting minutes. Seconded by Mr. Petrillo, the motion carried unanimously.

MINUTES. MOTION by Mr. Stefanick to approve the March 11, 2009 Executive Session meeting minutes. Seconded by Mr. Petrillo, the motion carried unanimously.

MOTION by Mr. Stefanick to adjourn at 8:25PM 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. Petrillo, the motion carried unanimously by role call vote.



Charles, Lutton, Chairman

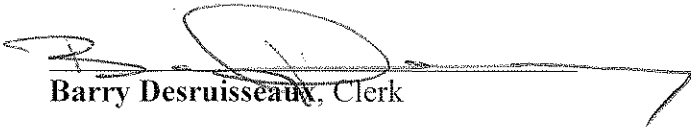


Peter Petrillo, Member

Deborah Bernier, Vice-Chairman



Stanley Stefanick, Member



Barry Desruisseaux, Clerk

Date 4/22/09