

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

RECEIVED
TOWN CLERK
JUN 11 11 26 AM '09

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **May 27, 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, Peter Petrillo and Debbie Bernier .

Planning Board Members Absent: None

Others Present: Tracey Ante, Administrative Assistant

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Lutton called the meeting to order and led the gathering with the pledge of allegiance.

MOTION by Mr. Petrillo to move the agenda item Calvary Crossing out of order. Seconded by Mr. Stefanick, the motion carried unanimously.

Calvary Crossing – Lot Release – Following discussion, **MOTION** by Mr. Petrillo to release lots 1-7 for Calvary Crossing Subdivision. Seconded by Mr. Stefanick, the motion carried unanimously.

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.

Chairman Lutton opened the public hearing. Mr. Stephen O'Connell with Andrews Survey & Engineering was present and discussed the application. It was noted correspondence has been received by BETA and all areas of concern have been addressed. In addition, A Notice of Intent has been filed with the Conservation Commission as relates to Storm water management and he is still awaiting their comments. Areas of concern include driveway location, traffic patterns and traffic congestion. It was noted the application is for a 2,400 sq. ft. bank.

MOTION by Mr. Stefanick to accept applicant's verbal request to continue the public hearing. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Stanley Woolen Mill - Mr. Mark Anderson with Heritage Design Group and Mr. Nicholas Dean, Owner of the mill were present and distributed material seeking clarification of the Special Permit. Following discussion and review of the material, the Board suggested continuing discussions at their meeting on June 24, 2009 to further research applicant's request.

Minutes. MOTION by Mr. Stefanick to approve the May 13, 2009 meeting minutes. Seconded by Mr. Desruisseaux, the motion carried 4-0-1 (Ms. Bernier abstained).

Minutes. MOTION by Mr. Stefanick to approve the May 13, 2009 Executive Session meeting minutes as amended. Seconded by Mr. Desruisseaux, the motion carried 4-0-1 (Ms. Bernier abstained).

Minutes. MOTION by Ms. Bernier to accept the May 6, 2009 meeting minutes. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MOTION by Mr. Stefanick to approve the FY 2010 Planning Board meeting schedule. Seconded by Ms. Bernier, the motion carried unanimously.

Reorganization – The Planning Board will reorganize at their meeting on June 24, 2009.

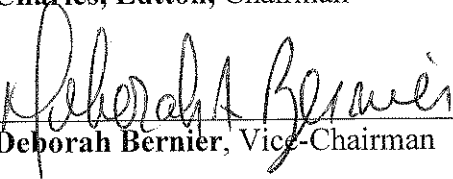
MOTION by Mr. Stefanick to adjourn at 7:59PM into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the government's bargaining or litigation position, with no other business to follow. Seconded by Mr. Petrillo, the motion carried unanimously by role call vote.



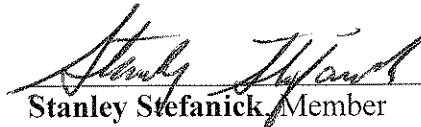
Charles, Lutton, Chairman



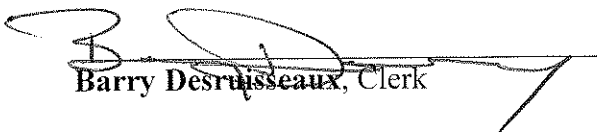
Peter Petrillo, Member



Deborah Bernier, Vice-Chairman



Stanley Stefanick, Member



Barry Desruisseaux, Clerk

Date 6/10/09