

Town of Uxbridge  
**Planning Board**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278-8600

RECEIVED  
TOWN CLERK  
*Donna Hardy*  
JUL 23 2 27 PM '09

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, June 24, 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, Stanley Stefanick and Debbie Bernier.

**Planning Board Members Absent:** Barry Desruisseaux and Peter Petrillo.

**Others Present:** Tracey Ante, Assistant to the Town Manager and Donna Hardy, Administrative Assistant.

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

**Planning Board reorganization** – Due to the absence of Planning Board members, **MOTION** by Ms. Bernier to continue to their next scheduled meeting. Seconded by Mr. Stefanick, motion carried unanimously.

**Meadow Valley Estates** – The Board will continue discussions at their next scheduled meeting.

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

**Waucantuck Mill – Modification of a Special Permit** – Ms. Ante advised the Board the applicant's representative will not be present for a pre-scoping session. However, she noted a formal application and fee has been submitted for a Modification of a Special Permit for the Waucantuck Mill. The public hearing is scheduled for July 22, 2009. Ms. Ante informed the Board the applicant is requesting to submit a partial payment of \$5,000 for engineering review fees (\$20,000 required). The Town's Engineer estimates a first review fee of \$2,000 to \$3,000. Following discussion, **MOTION** by Ms.

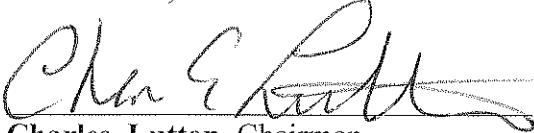
Bernier to accept a partial payment of \$5,000 for engineering review fees. Seconded by Mr. Stefanick, the motion carried unanimously.

**Pastures at Elmwood (Easy Street and Buttermilk Way)** – Staff prepared a letter to the developer’s attorney requesting a schedule of project completion. The Board will continue discussions at their next scheduled meeting.

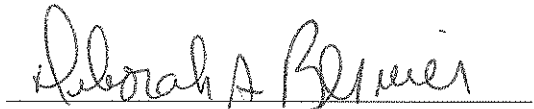
**Minutes. MOTION** by Mr. Stefanik to accept the June 10, 2009 meeting minutes as amended. Seconded, by Ms. Bernier, the motion carried unanimously.

The Board noted that Executive Session will not convene.

**MOTION** by Ms. Bernier to adjourn the meeting at 7:13 P.M. Seconded by Mr. Stefanik, the motion carried unanimously.

  
Charles, Lutton, Chairman

\_\_\_\_\_  
Peter Petrillo, Member

  
Deborah Bernier, Vice-Chairman

  
Stanley Stefanick, Member

\_\_\_\_\_  
Barry Desruisseaux, Clerk

Date 7/22/09