

Town of Uxbridge
Planning Board
21 So. Main St.
Uxbridge, MA 01569
(508) 278-8600, ext 2013

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Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, July 22, 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 Stéfanick, Peter Petrillo, Barry Desruisseaux and Debbie Bernier.

Planning Board Members Absent: none

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. The proposed project consists of the construction of a 6,200 sq. ft. commercial space to include 2400 sq. ft. bank with a 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, Inc. was present and spoke on behalf of applicant. Mr. O'Connell advised all comments and areas of concern have been addressed and completed. Discussion included the width of the entrance/exit, traffic flow and shrubbery. Following discussion, **MOTION** by Ms. Bernier to close the Public Hearing. Seconded by Mr. Petrillo, the motion carried unanimously.

MOTION by Mr. Desruisseaux to grant the Special Permit for 40 Douglas Street. Seconded by Mr. Petrillo, the motion carried unanimously. The Board will review the draft Decision at their next scheduled meeting.

Waucantuck Place – Special Permit/Site Plan Modification Application – The applicant/owner of record Uxbridge Associates, LLC/Robert Josephs is seeking a Modification of a Special Permit and Site Plan Review for the construction of 176 residential housing units (consisting of one 3-story and four 4-story structures) on land of the former Waucantuck Mill, 325 Mendon Street, Uxbridge MA and shown on the Town of Uxbridge Assessor's Map 20, Parcels 919, 1749, 2546 and recorded in the Worcester County District Registry of Deeds Book 37229, Page 81 and Book 5757, Page 346.

The Chairman opened the public hearing. Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Also present Mr. Robert Josephs, Owner. Mr. Anderson discussed the project. Discussion and areas of concern included parking, number of units/number of buildings, apartments or condo units, property values, traffic and snow removal.

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

Old Business:

Planning Board reorganization request. **MOTION** by Ms. Bernier to move the agenda item Planning Board reorganization out of order to the end of the meeting. Seconded by Mr. Stefanick, the motion carried unanimously.

Stanley Woolen Mill – Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant and advised of the status of the project. The Board will continue discussions at their next scheduled meeting.

Cornfield Estates – The Board endorsed the mylar plans.

Meadow Valley Estates – Low Impact Development – Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of applicant to discuss the anticipated modification to this subdivision for low impact development. Following discussion, Mr. Anderson will provide additional information to the Board and prepare to submit a formal modification.

Requests to Release Surety – Davis Heights – Mr. Mark Anderson with Heritage Design Group, spoke on behalf of applicant and advised the Board the developer is seeking project completion and possible SATM street acceptance. Mr. Anderson and the Town's Engineer are coordinating project completion and will advise the Board accordingly.

Requests to Release Surety – Warsaw Heights (off Oak Street, entrance to Olde Canal Village) - Mr. Mark Anderson with Heritage Design Group, spoke on behalf of applicant seeking possible street acceptance. Mr. Anderson and the Town's Engineer are coordinating project completion and will advise the Board accordingly.

Requests to Set Surety Level - Arbor Estates – Mr. Lutton recused himself, due to conflict of interest. Ms. Bernier acted as Chair. The developer has indicated his intent to seek Town Meeting authorization for acceptance of the roadways at this coming FATM.

Pasture at Elmwood (Easy St/Buttermilk Way) – Ms. Ante advised the Board the developer is seeking FATM street acceptance and Staff have been in contact in coordinating same. No new material has been received.

Holbrook Estates – It was noted no new material has been received. Staff continue to follow-up with the bond company seeking money for project completion.

MINUTES. **MOTION** by Ms. Bernier to approve the Planning Board Meeting Minutes dated June 24, 2009. Seconded by Mr. Stefanick, the motion carried unanimously.

Planning Board Reorganization

MOTION by Mr. Petrillo to nominate Mr. Lutton as Planning Board Chairman. Seconded by Mr. Stefanick, the motion carried unanimously (Mr. Lutton abstained).

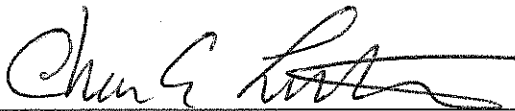
MOTION by Mr. Stefanick to nominate Ms. Bernier as Planning Board Vice Chairman. Seconded by Mr. Petrillo, the motion carried unanimously (Ms. Bernier abstained.).

MOTION by Mr. Stefanick to nominate Mr. Desruisseaux as Planning Board Clerk. Seconded by Mr. Petrillo, the motion carried unanimously (Mr. Desruisseaux abstained).

MOTION by Mr. Stefanick to adjourn the meeting at 8:47 P.M. Seconded by Ms. Bernier, the motion carried unanimously.

The Board noted that Executive Session will not convene.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrator



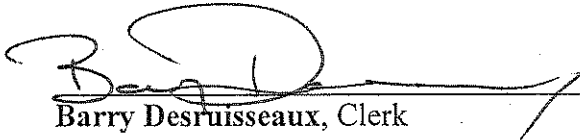
Charles, Lutton, Chairman

Peter Petrillo, Member

Deborah Bernier, Vice-Chairman



Stanley Stefanick, Member



Barry Desruisseaux, Clerk

Date 9/8/09

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