

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, August 26, 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, Peter Petrillo and Barry Desruisseaux.

Planning Board Members Absent: Debbie Bernier

Others Present: Donna Hardy, Administrative Assistant.

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.

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

Old/New Business:

ANR Plan – 31 Fisher St (81P), Map 36, Lot 617 - Mr. Rick Hathaway with Andrews Survey & Engineering, Inc. was present and spoke on behalf of the applicant. Following discussion, **MOTION** by Mr. Petrillo to endorse the ANR plan prepared by Andrews Survey & Engineering, Inc. dated August 20, 2009. Seconded by Mr. Stefanick, the motion carried unanimously.

ANR Plan – 105 Richardson St, Map 29, Lot 2065 – Mr. Rick Hathaway with Andrews Survey & Engineering, Inc. was present and spoke on behalf of the applicant. Following discussion, **MOTION** by Mr. Petrillo to endorse the ANR plan prepared by Andrews Survey & Engineering, Inc. dated August 17, 2009. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Pasture at Elmwood (Easy St/Buttermilk Way) – The developer is possibly pursuing street acceptance for FATM. No new material has been received.

Down East – The Board will re-endorse at their next meeting.

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 Board reviewed and amended the Special Permit Decision. The Board will continue discussions at their next scheduled meeting.


Stanley Woolen Mill –MNRD and Historic Mill Adaptive Reuse Overlay Special Permit – The applicant/owner of record, LTI Uxbridge Stanley LP is seeking a Special Permit for a Major Non-Residential Development for the redevelopment of the Stanley Woolen Mill, within the Waucantuck Mill Adaptive Reuse Overlay District, located at 146 Mendon Street. **MOTION** by Mr. Stefanick to accept applicant's written request to continue the Public Hearing to their next scheduled meeting. Seconded by Mr. Petrillo, the motion carried unanimously.

Meadow Valley Estates – Low Impact Development – The Board will continue discussions at their next scheduled meeting.

MINUTES. Meeting minutes for July 22, 2009 will be reviewed/discussed at their next scheduled meeting.

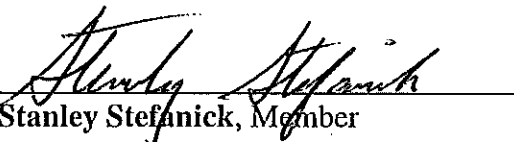
MOTION by Mr. Petrillo to adjourn the meeting at 7:45 P.M. Seconded by Mr. Stefanick, the motion carried unanimously.

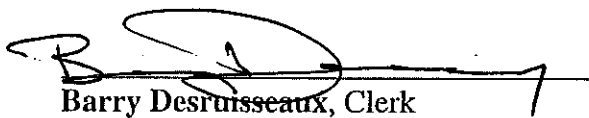
The Board noted that Executive Session will not convene.


Charles, Lutton, Chairman


Peter Petrillo, Member


Deborah Bernier, Vice-Chairman


Stanley Stefanick, Member


Barry Desruisseaux, Clerk

Date 10/28/09