

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

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Wednesday

Minutes of the Uxbridge Planning Board regular meeting held on ~~Monday~~, September 23, 2009, at 7:00 P.M. in the Lower Town Hall Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA:

Planning Board Members Present: Charles Lutton, Stanley Stefanick, Debbie Bernier and Barry Desruisseaux.

Planning Board Members Absent: Peter Petrillo

Others Present: Tracey Ante, Assistant to the Town Manager and Donna C. Hardy, Planning Board Administrator

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.

MOTION by Mr. Desruisseaux to move the agenda item 40 Douglas Street – MNRD Special Permit out of order. Seconded by Ms. Bernier, 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. 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. Following discussion, **MOTION** by Mr. Desruisseaux to accept and approve the revised amendments made to the MNRD Special Permit application for 40 Douglas Street. Seconded by Mr. Stefanick, the motion carried unanimously. The Board signed the 40 Douglas Street – MNRD Special Permit application.

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. Desruisseaux to accept applicant's written request to continue the Public Hearing to October 28, 2009 meeting. Seconded by Ms. Bernier, the motion carried unanimously.

Ledgemere Estates – It was noted no new material has been received.

Down East – The Planning Board endorsed the Mylar plans.

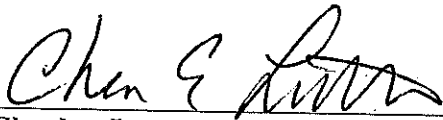
MINUTES. Meeting minutes for August 26, September 8, 2009 and Executive Session minutes for September 8, 2009 will be reviewed and discussed at their next scheduled meeting.

INVOICES. The Board had discussions concerning the Graves Engineering invoices for Arbor Estates & Edgewater Estates. The Board requests additional information from Graves Engineering concerning the invoices. The Board will continue discussions at their next scheduled meeting.

MOTION by Mr. Desruisseaux to adjourn the meeting at 7:33 P.M. Seconded by Ms. Bernier, the motion carried unanimously.

The Board noted that Executive Session will not convene.

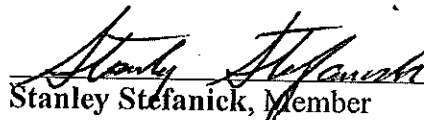
Respectfully Submitted by Donna C. Hardy, Planning Board Administrator



Charles, Lutton, Chairman

Peter Petrillo, Member

Deborah Bernier, Vice-Chairman



Stanley Stefanick, Member



Barry Desruisseaux, Clerk

Date

10/28/09