

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, December 9, 2009**, at 7:00 P.M. in the Board of Selectmen's Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA:

Planning Board Members Present: Charles Lutton, Peter Petrillo and Barry Desruisseaux; Debbie Bernier arrived at 7:08 pm.

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.

Chairman Charles Lutton requested a moment of silence for the passing of Planning Board member Stanley Stefanick, who recently passed away on Friday, November 20, 2009.

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. Petrillo to accept applicant's verbal request to continue the Public Hearing to their next scheduled meeting on Wednesday, January 13, 2010. Seconded by Mr. Desruisseaux, the motion carried unanimously.

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. Updates will be needed to change the traffic study and make amendments. **MOTION** by Mr. Petrillo to accept applicant's verbal request to continue the Public Hearing to their next scheduled meeting on Wednesday, January 13, 2010. Seconded by Mr. Desruisseaux, the motion carried unanimously.

Davis Heights (Glen Street and Lee Street) – Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the applicant. Mr. Anderson is requesting a bond reduction. Mr. Anderson advised that the bond was put forth by Marinella Development. Mr. Anderson informed that Marinella Development is responsible for the street completion only and that the road is complete, therefore all but 10% of the bond money should be returned. On November 5, 2009, Graves Engineering advised Heritage Design Group that there are 2 outstanding items: 1) silt fence needs to be addressed and 2) drain one manhole that has debris. A conflict arises that the road is now owned by Northern Development Group, due to a transfer on February 24, 2004. The DPW indicated that \$26,116.70 should be held for Glen Street and \$9,209.45 for Lee Street for a total of \$35,326.15. The Planning Board voted

to release all bond money greater than \$35,326.15. Mr. Benn Sherman, Director of Public Works for the Town of Uxbridge was present. Graves Engineering and Mr. Sherman did a site inspection. **MOTION** by Mr. Petrillo to release all funds greater than \$35,326.15 for Davis Heights. Seconded by Ms. Bernier, the motion carried unanimously.

Cedar Woods I (Giacamo Way and Anthony's Way) – The Planning Board received a request from a resident at Cedar Woods I inquiring what the update is for the subdivision project completion. It seems 16 out of the 18 homes own up to the middle of the road and must work with all their mortgage companies to change the deeds. Question asked of when the Planning Board requested the Board of Selectmen to release bond money to complete the roads. On February 9, 2009, the Board of Selectmen voted and the motion passed to enforce subdivision surety in the amount of \$93, 341.99 for the purpose of meeting the cost and expense of the Town in completing the subdivision way and municipal services work as specified in the Approved subdivision plan and said funds to be expended under the direction of the Planning Board; but the process was aborted by the Planning Director. Benn Sherman, Director of Public Works has been out to the property and is working on a report to include the estimate of the cost to finish the road, once completed will forward report to the Planning Board. Cedar Woods I residents wants the Planning Board to enforce what was originally voted upon by the Board of Selectmen and to take the current funds (bond money) to complete the roads. Mr. Mark Anderson with Heritage Design Group provided guidance to the residents at Cedar Woods I and the Planning Board. Mr. Anderson advised that the residents could actually take over the debunked corporation of the bond money and that money could be issued to the residents. The money could be used to pay for legal fees, engineering fees, and construction fees to finish these roads and could be used without costing the residents any additional expenses. The Board will continue discussions at their next scheduled meeting for further discussion, no motion needed.

Down East – Mr. Mark Anderson with Heritage Design Group requests that the Down East covenant that needs to be signed by the Planning Board be postponed to their next scheduled meeting on Wednesday, January 13, 2010.

MINUTES. MOTION by Mr. Petrillo to approve the Planning Board Meeting Minutes and Executive Board Minutes dated October 14, 2009. Ms. Bernier and Mr. Desruisseaux could not vote on the minutes, since these 2 members were not at the meeting. Seconded by Mr. Lutton, the motion carried unanimously.

MINUTES. MOTION by Mr. Petrillo to approve the Planning Board Executive Board Minutes dated October 14, 2009. Ms. Bernier and Mr. Desruisseaux could not vote on the minutes, since these 2 members were not at the meeting. Seconded by Mr. Lutton, the motion carried unanimously.

MINUTES. MOTION by Mr. Petrillo to approve the Planning Board Meeting Minutes dated October 28, 2009. Seconded by Mr. Desruisseaux, the motion carried unanimously.


MINUTES. MOTION by Mr. Desruisseaux to approve the Planning Board Meeting Minutes dated November 3, 2009. Seconded by Mr. Petrillo, the motion carried unanimously.

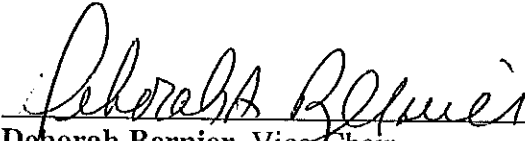
MINUTES. MOTION by Ms. Bernier to approve the Planning Board Meeting Minutes dated November 17, 2009. Seconded by Mr. Petrillo, the motion carried unanimously.

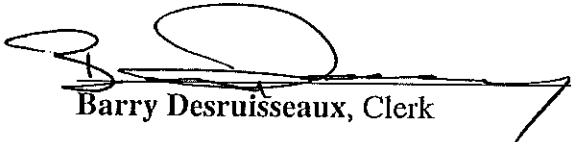
MINUTES. MOTION by Mr. Petrillo to approve the Planning Board Executive Minutes dated November 17, 2009. Seconded by Ms. Bernier, the motion carried unanimously.

MOTION by Ms. Bernier to adjourn executive session at 7:53 P.M. Seconded by Mr. Desruisseaux, the motion carried unanimously on a roll call vote.

Respectfully Submitted by Donna C. Hardy, Planning Board Administrator


Charles, Lutton, Chairman


Deborah Bernier, Vice Chair


Barry Desruisseaux, Clerk


Peter Petrillo, Member

Date 1/13/2010

