

Town of Uxbridge
Planning Board
21 So. Main St.
Uxbridge, MA 01569
(508) 278-6487

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MAY 14 11 22 AM '09

Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, **April 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, Barry Desruisseaux, Debbie Bernier, Stanley Stefanick and Peter Petrillo

Planning Board Members Absent: None

Others Present: Tracey Ante, Administrative Assistant

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.

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. 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.

CITIZEN PETITION FOR THE ACCEPTANCE OF COMMERCE DRIVE - To see if the Town will authorize the Board of Selectmen to accept by gift, purchase, or eminent domain the 626.11 foot extension of the current public way known as Commerce Drive and the easements and infrastructure related thereto or take any action relating thereto as shown on the plan entitled Quaker Industrial Park II Modified Subdivision Pan in Uxbridge, Massachusetts and dated July 28, 2006. Said plans recorded at the Worcester County Registry of Deeds as Plan Book 861, Plan 38. Consider Determination of Completeness for SATM Street Acceptance – report to TM – request for surety reduction.

The Chairman opened the public hearing. Following discussion and public input, **MOTION** by Mr. Desruisseaux to close the public hearing. Seconded by Mr. Stefanick, the motion carried unanimously.

MOTION by Mr. Petrillo that the Planning Board deem the project complete and recommend favorable action to SATM. Seconded by Mr. Stefanick, the motion carried unanimously.

CITIZEN PETITION FOR THE ACCEPTANCE OF KASEY COURT AND GARY LANE - To See if the Town will vote to accept as public ways the streets known as Kasey Court and Gary Lane as laid out by the Board of Selectmen, and further authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift easements and appurtenant rights in and for said ways for the purposes for which public ways are used in the Town; or take any other action relating thereto. Consider Determination of Completeness for SATM Street Acceptance – report to TM – request for surety reduction.

The Chairman opened the public hearing. Following discussion and public input, **MOTION** by Mr. Petrillo to close the public hearing. Seconded by Mr. Desruisseaux, the motion carried unanimously. **MOTION** by Mr. Petrillo that the Planning Board deem the project complete and recommend favorable action to SATM. Seconded by Mr. Desruisseaux, the motion carried unanimously.

MOTION by Mr. Petrillo to reduce surety and set at \$5,000.00 combined for Stone Crest I and II subdivision. Seconded by Mr. Stefanick, the motion carried unanimously.

CITIZEN PETITION TO AMEND SECTION 400-40 , SUBSECTION B OF THE ZBL - The proposal would amend Section 400-40 (Waucantuck Mill Adaptive Reuse Overlay District) Subsection B of the Town of Uxbridge Zoning By-laws by adding the following clause to the end of the first paragraph: The site also includes property as shown on Assessor's Map 19; parcel 2413, parcel 2449, portion of parcel 2484, portion of parcel 2475 and a portion of the area depicted on Map 19 as the paper street shown as Nicholas Way on an approved, but not built subdivision plan. Report to TM.

The Chairman opened the public hearing. Mr. Mark Anderson with Heritage Design Group and Robert Josephs, lead proponent were present and discussed the proposed zoning petition. Mr. Anderson discussed the proposed amendment to the Waucantuck Mill Adaptive Reuse Overlay District to accommodate a proposed retail center. Areas of concern include the expansion of the overlay zone, future plans of the property, construction of apartments or condominiums, parking and the character of the neighborhood.

MOTION by Mr. Stefanick to close the public hearing. Seconded by Ms. Bernier, the motion carried 4 – 1 (Mr. Lutton opposed).

MOTION by Ms. Bernier that the Planning Board recommend unfavorable action to SATM. Seconded by Mr. Stefanick, the motion carried unanimously.

MOTION by Mr. Petrillo to withdraw the previous motion and replace with, the Planning Board recommend taking no action at SATM due to the lack of information and lack of review time prior to SATM. Seconded by Mr. Desruisseaux, the motion carried out unanimously.

Stanley Woolen Mill – No action or discussion was taken.

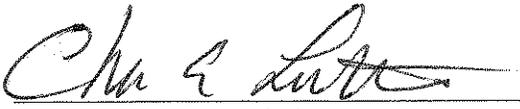
Mystic Valley – It was noted correspondence was received by the “Association” as relates to unfinished work on Mystic Valley Lane, a private way, and bond money previously released. Staff is researching the file and will provide additional information to the Board for their next scheduled meeting.

Down East - MOTION by Mr. Stefanick to re-endorse the mylar plans for Down East, drawn by Heritage Design Group. Seconded by Ms. Bernier, the motion passed unanimously.

MINUTES. MOTION by Ms. Bernier to approve the April 8, 2009 Regular Session meeting minutes. Seconded by Mr. Stefanick, the motion carried 4-1 (Ms. Bernier abstained).

MINUTES. MOTION by Mr. Petrillo to approve the April 8, 2009 Executive Session meeting minutes. Seconded by Mr. Desruisseaux, the motion carried 4-1 (Ms. Bernier abstained).

MOTION by Mr. Stefanick to adjourn at 8:05PM into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the government's bargaining or litigation position, with no other business to follow. Seconded by Mr. Desruisseaux, the motion carried unanimously by role call vote.



Charles, Lutton, Chairman

Peter Petrillo, Member

Deborah Bernier, Vice-Chairman



Stanley Stefanick, Member



Barry Desruisseaux, Clerk

Date

5/13/09