

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, **June 10, 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, Stanley Stefanick, Peter Petrillo and Debbie Bernier

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 Lutton called the meeting to order and led the gathering with 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. Petrillo to accept applicant's written request to continue the public hearing. Seconded by Mr. Desruisseaux, the motion carried unanimously.

The Mill at West River Pond – Mr. Mark Anderson with Heritage Design Group was present representing Uxbridge Associates seeking an extension of project completion for one year. **MOTION** by Mr. Petrillo to grant a one year extension. Seconded by Mr. Stefanick, the motion carried 4-1 (Mr. Lutton - naye).

Pastures at Elmwood – Easy Street/Buttermilk Way – Mr. Mark Anderson with Heritage Design Group was present and spoke on behalf of the residents of Easy Street/Buttermilk Way. Mr. Anderson advised the Board the residents consulted him for the guidance of FATM street acceptance. However, it was recently brought to his attention that the developer is now currently pursuing street acceptance and has also contacted the Town Manager's Office. Therefore, due to the new development, Mr. Anderson requested postponing discussion to the next scheduled meeting. Following discussion, **MOTION** by Mr.

Stefanick to draft a letter to the developer's attorney requesting a schedule of completion to assure all deadlines are met for Town Meeting acceptance. Upon receipt of engineer review fees, the Board will coordinate with the Town's Engineer to conduct a site inspection and provide a punch list. Seconded by Mr. Petrillo, the motion carried unanimously.

Minutes. MOTION by Mr. Stefanick to approve the May 27, 2009 meeting minutes. Seconded by Ms. Bernier, the motion carried unanimously.

Minutes. MOTION by Mr. Petrillo to approve the May 27, 2009 Executive Session meeting minutes. Seconded by Ms Bernier, the motion carried unanimously.

Minutes. MOTION by Mr. Desruisseaux to accept the June 3, 2009 meeting minutes. Seconded by Ms. Bernier, the motion carried unanimously.

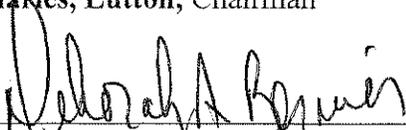
Old Business: Mr. Stefanick inquired as to the project completion for Sutton Place. Board members have visited the property and project is complete.

MOTION by Mr. Stefanick to adjourn at 7:30 PM 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. Petrillo, 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

6/24/09