



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 Tuesday, September 8, 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 and Barry Desruisseaux.

Planning Board Members Absent: Debbie Bernier and Peter Petrillo

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. Desruisseaux, the motion carried unanimously.

Old/New Business:

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 needed to change the traffic study and make amendments. The Board will continue discussions at their next scheduled meeting for further discussion, no motion needed.

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

Requests to Release Surety – Davis Heights – The Planning Board is waiting for a final inspection from Graves Engineering and will continue discussions at their next scheduled meeting.

Requests to Release Surety – Warsaw Heights (off Oak Street, entrance to Olde Canal Village) – The Planning Board are waiting for a final inspection from Graves Engineering and will continue discussions at their next scheduled meeting.

Requests to Release Surety - Holbrook Estates – The Town Manager is pursuing the Bond company.

Requests to Release Surety - Hammond Estates – The Town Manager is pursuing the Bond company.

FATM street acceptance – Crown & Eagle Way – A partial section of Crown Eagle Way from Hartford Ave East to end of parking lot needs to be accepted (200 linear ft to be repaired including sidewalks, canal wall and roadway). Harry Romasco, Board of Director for Uxbridge Housing Associates and John Juhl with John Juhl & Associates were present. The Board will continue discussions at their next scheduled 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.

MOTION by Mr. Desruisseaux to accept the revised MNRD Special Permit application changes for 40 Douglas Street. Seconded by Mr. Stefanick, the motion carried unanimously. The Board voted to accept changes, however did not vote on the Special Permit Decision, only three members present and the Board needs four members present to sign Special Permit Decision. The Board shall vote and sign the Special Permit decision at their next scheduled meeting.

MINUTES. MOTION by Ms. Stefanick to approve the Planning Board Meeting Minutes dated July22, 2009. Seconded by Mr. Desruisseaux, the motion carried unanimously.

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

MOTION by Mr. Stefanick to adjourn at 7:25 P.M. 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.


Charles, Lutton, Chairman

Peter Petrillo, Member

Deborah Bernier, Vice-Chairman


Stanley Stefanick, Member


Barry Desruisseaux, Clerk

10/28/09

Date