
MEETING MINUTES

OCTOBER 27, 2010

Project: UXBRIDGE HIGH SCHOOL

Location: UXBRIDGE HIGH SCHOOL, Spartan Meeting Room, 9 AM

Attendees: Glenn Hand, Building Inspector
Michael Szlosek, Town Manager
Beth A. Pitman, Chair Board of Selectmen
George Zini, Superintendent of Schools
Dan Deveau, Co-Chair School Building Committee
Mike Legendre, Operations Manager
Gene Raymond, Raymond Design Associates
Jeff Yost, Raymond Design Associates
David Krawitz, Joslin Lesser + Associates

Discussion

General

- It was agreed that the Building Inspector is the authority responsible to enforce Zoning By-Laws for the Town of Uxbridge
- It was agreed that, per the memo of October 4, 2010 from Town Counsel Pat Costello and pursuant to the Dover Amendment, the only issues subject to Zoning Review for this otherwise exempt educational facility are the reasonableness of building height and parking capacity.
- It was noted that many alternate building configurations and orientations within the Quaker Highway site were considered and the current MSBA approved design best accommodates the many educational program requirements and community needs.

Building Height

- It was noted that the mean grade level around the new building is 45 feet below the grade of Quaker Highway and that the building will be set back hundreds of feet from the highway with no abutters in close proximity, and that the height of the building was appropriate to meet functional requirements.
- It was further noted that the height restrictions in the By-Laws were in large part implemented due to the limit in reach of Fire Department ladders at that time. However, the Fire Chief has reviewed the design for the new High School and considers the building height to be safe and reasonable because the Fire Department has new ladder trucks that can extend much higher than previously.
- Therefore, it was determined that it would not be reasonable to apply the height restrictions of the Uxbridge Zoning By-Laws to the new High School project.

Parking Capacity

- It was noted that the Parking ratios in the Uxbridge By-Laws were intended to be used for commercial and institutional use, not educational use, and that half of the student body would be unable to drive because they would be too young to have a learner's permit or license.
- It was noted that demand for parking at typical high schools, and in specific at the existing Uxbridge High School, is considerably lower than the By-Law would require.
- It was noted that the proposed on site capacity of 378 parking spaces exceeds the upper end of the range requested by the SBC for the project, 300 to 350 spaces.
- Therefore it was determined that it would not be reasonable to apply the parking capacity requirements of the Uxbridge Zoning By-Laws to the new High School project.