



TOWN OF UXBRIDGE

Posted by
Uxbridge
Town Clerk

Meeting

Cancellation

Board or Commission: **UXBRIDGE ZONING BOARD OF APPEALS AGENDA**

Meeting Date: **Wednesday, January 4, 2017 – 6:00 PM**

Place: **Board of Selectmen Meeting Room**

Authorized Signature: *Melissa Shelley*

I. PUBLIC HEARINGS

1. **FY17-10: 124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Special Permit and Determination/Special Permit Application.** The Applicant of record are Cumberland Farms, Inc. and the owners of record, **Richard & Edward Riley, Lori & Scott Brady, Blackstone Realty, LLC, & Blackstone Realty, LLC.** The Special Permit request is for permission to allow the operation of a gasoline filling station in a Business Zone. The Determination/Special Permit portion is to allow the alteration or change to a pre-existing nonconforming sign support structure by constructing a new double pole sign and relocating it to a less nonconforming location. The properties are shown on the Town of Uxbridge Assessor's Map 304, Parcels 2966, 2967, 2964, & 2958. The titles to said land are recorded in the Worcester District Registry of Deeds Books 34960, 41846, 18685, & 20548 Pages 391, 394, 305, & 195; Properties are located in a Business zone.
- * **PLEASE NOTE: On 12/22/16 the applicant requested to continue the opening of the public hearing until the next regularly held ZBA meeting scheduled for February 1, 2017.**
2. **FY17-11: 22 West River Road, Special Permit.** The Applicant of record is **Christine Byron** and the owners of record, **James E. Jr and Christine R. Byron.** The Special Permit request is for permission to build a garage addition to the existing structure that will create a new non-conformity to the side yard setback. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 1686. The title to said land is recorded in the Worcester District Registry of Deeds Books 18956 page 151. The property is located in a Residential B Zone.
3. **FY17-12: 46 Capron Street, Special Permit.** The Applicant of record is **Peter Frabotta, III** and the owner of record, **Frabotta Family Irrevocable Trust of 2005.** The Special Permit request is for permission to rent the property for office or business use. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 2588. The title to said land is recorded in the Worcester District Registry of Deeds Books 38243 page 386. The property is located in a Residential A Zone.
4. **FY17-13: 4 Elizabeth St.** The Applicant of record is **Steve Leger**, and the owner of record, **Gerald and Rebecca Morganelli.** The owner/applicant is seeking a **VARIANCE** to reduce the front setback from 29' to 21' for the purpose of building a covered porch. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 4733. The title to said land is recorded in the Worcester District Registry of Deeds Books 28678 page 99. The property is located in a Residential A Zone.

**UXBRIDGE ZONING BOARD OF APPEALS AGENDA CONTINUED
WEDNESDAY, JANUARY 4, 2017 - 6:00 PM**

5. **FY17-14: 40 Evans Way** the Applicant of record is **Steve O'Connell**, and the owners of record are **Steve and Laura O'Connell**. The owner/applicant is seeking a **VARIANCE** to reduce the front setback of 70' to 41' for the of construction of a detached garage. The property is shown on the Town of Uxbridge Assessor's Map 17, Parcel 3026. The title to said land is recorded in the Worcester District Registry of Deeds Books 31771 page 108. The property is located in a Residential C Zone.

II. NEW BUSINESS

III. MINUTES/MAIL/INVOICES

1. 12/7/2016 Meeting Minutes Review

IV. ANY OTHER BUSINESS, which may lawfully come before the Board.

1. Continue review of rules/regulations, application packet, and fee schedule

V. ADJOURNMENT: NEXT ZBA MEETING, WEDNESDAY, FEBRUARY 1st, 2017

MEETING POSTINGS:

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.