



FEB 23 '17 PM 12:51

Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

Meeting

Cancellation

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

Meeting Date: **Wednesday, March 1, 2017 – 6:00 PM**

Place: **Board of Selectmen Meeting Room**

Authorized Signature: _____

Melissa Shelley

I. PUBLIC HEARINGS

(Continued Public Hearing – Applicant request to continue to the April 5, 2017 ZBA Meeting)

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.

(Continued Public Hearing – Applicant request to withdraw application without prejudice)

2. **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.
3. **FY17-15: 116 & 118 Providence Street, A-1 Realty Trust, Brad Letourneau Trustee, Owner/Applicant.** Applicant is seeking a **SPECIAL PERMIT** to reconstruct a residential house on each lot. Property is shown on the Town of Uxbridge Assessor's Map 51 Parcels 3744 and 3663, and described in a deed recorded at the Worcester Registry of Deeds Book 49174 Page 137. The property is located in a Business Zone.
4. **FY17-16: 175 South Street, Richardson-North Corporation/Elias Richardson III, Owner/Applicant** represented by Henry J. Lane. Applicant is **APPEALING** from a decision of the building inspector/zoning enforcing officer dated January 10, 2017, determining that the principal use of the property at 175 South Street is a commercial soils operation. The applicant also appeals from the determination that the trailer on the premises is an unpermitted construction trailer. Property is shown on the Town of Uxbridge Assessor's Map 55 Parcels 2255, and described in a deed recorded at the Worcester Registry of Deeds Book 14191 Page 319. The property is located in an Agricultural Zone.

**UXBRIDGE ZONING BOARD OF APPEALS AGENDA CONTINUED
WEDNESDAY, MARCH 1, 2017 - 6:00 PM**

5. **FY17-18: 217 River Road, Steve Bevilacqua Owner, Jarad Hatch Applicant/Representative.** Applicant is seeking a **SPECIAL PERMIT** to locate his business, a contractor's yard, in an industrial zone. Property is shown on the Town of Uxbridge Assessor's Map 45 Parcels 4066, and described in a deed recorded at the Worcester Registry of Deeds Book 51014 Page 1. The property is located in an Industrial Zone.
6. **FY17-19: 775 Millville Road, Immanuel Corporation/Lawrence P. McCarthy owner applicant.** Applicant is **APPEALING** the decisions of Uxbridge's Building Inspector/Zoning Enforcement contained in his letters dated January 9, 2017 and February 1, 2017. Property is shown on the Town of Uxbridge Assessor's Map 46 Parcels 2079, and described in a deed recorded at the Worcester Registry of Deeds Book 21529 Page 249. The property is located in a Residential C Zone.
7. **FY17-20: 271 Hartford Avenue East, Merit Management LLC Owner/Applicant** represented by Stephen J. O'Connell-Andrews Survey and Engineering. Pursuant to Section 400-12 (E), the applicant is seeking a **SPECIAL PERMIT** to construct an addition to the existing non-conforming single-family structure. Property is shown on the Town of Uxbridge Assessor's Map 7 Parcels 4289, and described in a deed recorded at the Worcester Registry of Deeds Book 55721 Page 147. The property is located in a Residential B Zone.

II. NEW BUSINESS

III. MINUTES/MAIL/INVOICES

1. 2/1/17 Meeting Minutes Review

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

1. Review of rules/regulations, application packet, and fee schedule (continued)
2. 16 Hazel Street
 - a. Applicant requested ZBA to review ZEO action to determine if Public Hearing is required.

V. ADJOURNMENT: NEXT ZBA MEETING, WEDNESDAY, APRIL 5, 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.