



Posted by  
Uxbridge  
Town Clerk

TOWN OF UXBRIDGE

Meeting       Cancellation

Board or Commission: UXBRIDGE ZONING BOARD OF APPEALS AGENDA

Meeting Date: Wednesday, November 7, 2018 6:00pm

Place: Board of Selectmen Room

Authorized Signature: *Melissa Shelley*

I CALL TO ORDER

II PUBLIC HEARINGS

1. **FY19-04: 66 Elm Street, Mark Lavalee, Owner/Applicant** is seeking front setback **VARIANCE** to allow the construction of a detached garage. The property is located in a **Residential C Zone**, is shown on the Town of Uxbridge Assessor's **Map 12C** and **Parcel 2654** and described in a deed recorded at the Worcester Registry of Deeds **Book 59168 Page 376**.
2. **FY19-06: 83 Douglas Street, Cora Lane Group, Applicant** is seeking a **SPECIAL PERMIT** pursuant to Sections 400-12 (E) & 400-12 (F) for the reconstruction of a single-family home that was a pre-existing, non-conforming structure prior to its demolition circa 2014. The exact setback non-conformities are unknown and the reconstruction may cause an increase to one or more setbacks. In addition, the existing lot area and frontage are also non-conforming as its total area is 12,969 sq. ft. where 20,000 sq. ft. is required and total frontage is 88.53 ft. where 125 ft. is required. The property is located in a **Residential A Zone**, is shown on the Town of Uxbridge Assessor's **Map 18B** and **Parcel 4618** and described in a deed recorded at the Worcester Registry of Deeds **Book 46984 Page 324**.
3. **FY19-07: 14 C Street, Kristina Dean, Owner/Applicant** is seeking a **SPECIAL PERMIT OR VARIANCE** to allow for the construction of an addition outside the required front setback and right side setback on a property with pre-existing non-conformities to the lot & structure. Specifically, the applicant is requesting the proposed addition to be set back 24.01 ft. from the front and 14.25 ft. from the right side. The property is located in a **Residential A Zone**, is shown on the Town of Uxbridge Assessor's **Map 12** and **Parcel 3424** and described in a deed recorded at the Worcester Registry of Deeds **Book 21343 Page 13**.
4. **FY19-08: 69 and 73 Lackey Dam Road, Raymond Lebouef, Owner/Applicant**, is seeking a **Variance** to several dimensional requirements. The pre-existing non-conforming property has two single-family dwellings on it that pre-date the zoning bylaw. The owner proposes to divide the property along the existing fence line, more or less. The property is located in an **Agricultural Zone**, is shown on the Town of Uxbridge Assessor's **Map 9** and **Parcel 785** and **787** and described in a deed recorded at the Worcester Registry of Deeds **Book 39743 Page 28**.

III MINUTES/MAIL/INVOICES

1. October 3, 2018 Meeting Minutes

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

1. Review and discuss proposed ZBA rules and regulations

V ADJOURNMENT: NEXT ZBA MEETING, Wednesday, December 5, 2018