



TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

OCT 22 '18 AM 10:28

Uxbridge Town Hall
21 South Main Street
Uxbridge, MA 01569
508-278-8600 x2013 p

Posted by
Uxbridge
Town Clerk

Public Hearing Notice

The Uxbridge Zoning Board of Appeals will hold a Public Hearing on **Wednesday, November 7, 2018, at 6pm in the Board of Selectmen Meeting Room**, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA to decide the following cases:

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**.

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**.

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**.

Copies of the proposal are on file and available for review with the Zoning Department during regular business hours.

To appear in the Worcester Telegram & Gazette on Wednesday, October 24 & Wednesday, October 31, 2018.

cc: Town Clerk
Applicant & Representative
Abutters
Assessors
Conservation Commission
Building Department
Board of Health
Planning Board
Zoning Board of Appeals
T&G