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TOWN OF UXBRIDGE

Meeting Cancellation

Board or Commission: UXBRIDGE ZONING BOARD OF APPEALS

Meeting Date: Wednesday, July 10, 2019 6:00pm

Place: Lower Town Hall Meeting Room

Authorized Signature: *Melissa Shelley*

I CALL TO ORDER

II PUBLIC HEARINGS

1. **FY19-13: 66 Elm Street, Mark & TJ Lavallee, Owners/Applicant** is seeking a **SPECIAL PERMIT** to construct a 25'x25' attached garage and patio pursuant to Uxbridge Zoning Bylaws Section 400-12 (E) and MGL Chapter 40A Section 6. The applicants also seek a **DETERMINATION** that the proposed modification is not more detrimental than the existing non-conforming structure to the neighborhood. The property 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. The property is located in the **Residential C Zone**.
2. **FY17-29-MOD: 30 Monahan Drive, Peterson Pereira, All for One Inc., Owner/Applicant**, is seeking a **MODIFICATION** to his **SPECIAL PERMIT** for a Class II Auto Dealer License to increase the number of vehicles allowed on the site. The property is shown on the Town of Uxbridge Assessor's Map 51 Parcel 2755 and described in a deed recorded at the Worcester Registry of Deeds Book 57224 Page 342. The property is located in the **Business Zone**.

Please Note: This hearing has been continued to the August 7, 2019 meeting of the Zoning Board of Appeals

3. **FY19-12-MOD: 151 North Main Street, Steven P. Lobisser, Applicant**, is seeking a **MODIFICATION** to his **SPECIAL PERMIT** FY19-12 to allow for an additional pre-existing, non-conforming, personal service use of one (1) barber chair in partitioned-off area inside the laundromat. The property is shown on the Town of Uxbridge Assessor's Map 18A Parcel 2176 and described in a deed recorded at the Worcester Registry of Deeds Book 54726 Page 224 and is located in a Residential A Zone.
4. **FY20-01: 20 Glen Street, Outlaw Two, LLC, Tony Brookhouse, Owner/Applicant**, is seeking a **VARIANCE** of twelve feet (12') to the rear setback requirement for the existing deck attached to the single-family dwelling. The property is shown on the Town of Uxbridge Assessor's Map 36 Parcel 4127 and described in a deed recorded at the Worcester Registry of Deeds Book 59133 Page 289. The property is located in the **Residential C Zone**.
5. **FY20-02: 688 Aldrich Street, Francis Sartain Jr. and Dean Ann Sartain, Owners, and Creative Carpentry and Construction Corp, Applicant** are seeking a **VARIANCE** or a **SPECIAL PERMIT** to construct an attached garage with a portion being inside the required thirty feet (30') side setback. The property is shown on the Town of Uxbridge Assessor's Map 48 Parcel 3527 and described in a deed recorded at the Worcester Registry of Deeds Book 8291 Page 74. The property is located in the **Agricultural Zone**.
6. **FY20-03: 27 Lake Street, Lawrence Milo, Jr. and Hsiu-Min Milo, Owners and Merit Management LLC, Applicant** are seeking a **VARIANCE** for the dimensional requirements needed for a three-unit Apartment House. For three (3) proposed units, 36,000 sq. ft. of lot area is required where the applicant currently has 13, 911± sq. ft. They are also seeking a **DETERMINATION/SPECIAL PERMIT** to construct an addition to an existing non-conforming residential structure per Zoning Bylaw Section 400-12 (E). The property is shown on the Town of Uxbridge Assessor's Map 12A Parcel 0516 and described in a deed recorded at the Worcester Registry of Deeds Book 48454 Page 169. The property is located in the **Residential A Zone**.

III MINUTES/MAIL/INVOICES

1. April 3, 2019 Executive Session and June 5, 2019 Meeting Minutes Review

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

1. ZBA Annual Re-organization

V ADJOURNMENT: NEXT ZBA MEETING, Wednesday, August 7, 2019