



Town of Uxbridge  
**Zoning Board of Appeals**

21 So. Main St.  
Uxbridge, MA 01569  
(508) 278.8603

**AGENDA**

The Town of Uxbridge Zoning Board of Appeals will hold a regular meeting on Wednesday, June 6, 2007, at 7:00 PM in the B.O.S. Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA, to review the following:

**PUBLIC HEARING(S) CONTINUED:**

**FY07-24:** The applicants / owners of record, Northwind Partners MA, LLC, are seeking, in Residence C and Agricultural Zones, a Special Permit for Use in accordance with the Town of Uxbridge Zoning By-law S. XX Age Restricted Development Overlay District, s.s. B. Permitted Uses and s.s. N. Criteria for Review, on a lot located at Taft Hill Ln., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 23, Parcel 4435, and recorded in the Worcester County District Registry of Deeds Bk. 34880, Pg. 294, in order to construct a 130-unit condominium development.

**FY07-27:** The applicant / owner of record, Ralph E. True, Jr., is seeking, in the Residence C Zone, a Frontage Variance of 150 ft. from the 200 ft. requirement, on a lot located at 91 Quaker Hgwy., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 30, Parcel 3382, and recorded in the Worcester County District Registry of Deeds Bk. 34739, Pg. 387, in order to construct a home meeting all required setbacks on the resultant lot.

**PUBLIC HEARING(S) NEW:**

**FY07-31:** The applicant, Laval Cote, is seeking, in the Business Zone, a Class II License to sell used vehicles, on a property located at 278 No. Main St., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 12C, Parcel 4334, and recorded in the Worcester County District Registry of Deeds Bk. 8716, Pg. 2. The owner of record is Marc Mann.

**FY07-32:** The applicants / owners of record, Dennis R. and Joanne P. Lavallee, are seeking, in the Business Zone, a Left Side Setback Variance of 23 ft. from the 25 ft. Side Setback requirement, on a lot located at 120 So. Main St., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 25, Parcel 2685, and recorded in the Worcester County District Registry of Deeds Bk. 18289, Pg. 365, in order to construct a 35 ft. x 75 ft. addition to the rear of the existing building on the site.

**PUBLIC HEARING(S) NEW:**

- Vote to Accept and Endorse 04/18/07 ZBA Special Meeting Minutes
- Vote to Accept and Endorse 05/02/07 ZBA Meeting Minutes
- ZBA Rules & Regs Changes
- Review and Sign Invoices, if any
- Review Mail, if any

Respectfully submitted,

Ernie Esposito, Chairman  
Uxbridge Zoning Board of Appeals