

Town of Uxbridge
Zoning Board of Appeals

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MINUTES

Wednesday, May 4, 2011

Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday, May 4, 2011 in the Board of Selectmen's Meeting Room of the Uxbridge Town Hall.

Zoning Board of Appeals Members Present: Chairman, Mark Wickstrom, Stephen O'Connell, Thomas Bentley. Not present: Alternates, Joe Frisk & Chris Walkiewicz.

The Meeting being duly called, properly posted and a quorum being present, Chairman Mark Wickstrom convened the meeting at 7:00 PM with the Pledge of Allegiance.

PUBLIC HEARINGS

FY11-12 – Windmill Properties, LLC, 12 Hazel Street, Uxbridge, MA 01569. Applicants are seeking a Special Permit in order to demolish and rebuild a 2-family house that was damaged by fire on December 11, 2010. Change in original footprint, adding an additional 300 square feet to the house.

SUBMITTALS

Application form and materials were received **April 7, 2011**, including a copy of the abutter's lists & plot plan showing lot lines, the old footprint of the house and outbuilding, and proposed new footprint of two-family house and garage.

PRESENTATION / DELIBERATIONS

Board members in attendance: Chairman Mr. Wickstrom, Mr. O'Connell, Mr. Bentley.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **opened and closed on May 4, 2011.**

Mr. Randall DeVries spoke on behalf of the applicant. There were no abutters in attendance at this meeting.

The Board discussed the proposed house & proposed garage as shown on Guerriere & Halnon building permit plot plan dated March 8th 2011, noting the proposed new house is in the front and side setback, but to a lesser extent than the damaged structure that is being removed.

During deliberations, Mr. O'Connell spoke about the Criteria for a Special Permit 400-50 and the Board discussed the application and made favorable findings with relation to the criteria:

1. Social, economic, or community needs are served by the proposal;
2. Traffic flow and safety, including parking and loading are provided for;
3. The utilities and other public services are adequate;
4. Neighborhood character and social structures are not adversely impacted;
5. There is no impacts on the natural environment; and
6. Town services are not impacted, tax base is favorably impacted, and temporary residential construction jobs are provided in the reconstruction.

MOTION/VOTE:

Mr. O'Connell made a **MOTION** to close the Public hearing. Mr. Bentley **SECONDED** the motion all in favor (3-0-0).

Mr. Wickstrom made a **MOTION** that the applicant be allowed to build the proposed house & proposed garage as shown on Guerriere & Halnon building permit plot plan dated March 8th 2011, with the front setback being 7 feet short of the required 30 feet and the left side setback being short 15 feet of the required 25 feet. Furthermore, that the proposal as shown on the plan complies with the Special Permit Criteria 400-50 of the Uxbridge By-laws and the proposed construction is not substantially more detrimental to the neighborhood than the existing structures.


MOTION SECONDED by Mr. O'Connell, the **MOTION** to grant the **SPECIAL PERMIT** carried unanimously. **VOTE** (3-0-0)

OLD/NEW BUSINESS


Minutes were not available to vote on.

CLOSING

Mr. O'Connell made a **MOTION** to adjourn the meeting at approximately 7:25 pm. Seconded by Mr. Bentley, the MOTION carried unanimously. (3-0-0)



Mark Wickstrom, Chairman

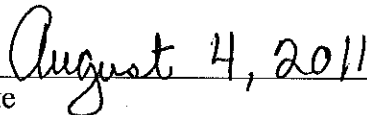


Stephen O'Connell, Vice Chairman

Thomas Bentley, Clerk

Not in Attendance
Joseph Frisk, Alternate

Not in Attendance
Chris Walkiewicz, Alternate



Date