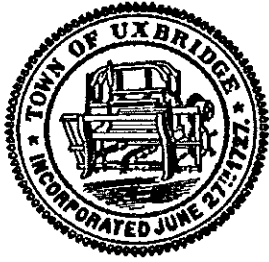


ORIGINAL

Posted by
Uxbridge
Town Clerk



Town of Uxbridge
Zoning Board of Appeals

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Uxbridge, MA 01569
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DEC 8 '11 PM 4:00

MINUTES

Wednesday, November 9, 2011

Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday, November 9, 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, Christopher Walkiewicz, Not present, Joseph Frisk,

The meeting being duly called, properly posted Mr. Wickstrom called meeting to order shortly after 7:00 p.m.

Mr. Wickstrom spoke on **FY12-08** Lackey Dam Management, LLC, we are going to have lack of quorum on that particular matter we have spoken to the applicant and everyone has agreed to continue that to the next meeting December 7th at the Town Hall. That public hearing has not been opened and we will open the public hearing on that day.

FY12-07: 59 North Main Street, Cassidy Family Trust:

Board member in attendance for the November 9th meeting: Chairman Mr. Wickstrom, Mr. O'Connell and Alternate Mr. Walkiewicz. Mr. Frisk was out of town. Mr. Walkiewicz signed a paper pursuant to MGL c 39 § 23D so he was able to vote on this matter.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **opened on October 5, 2011 continued and closed on November 9, 2011.**

Colleen Cassidy of Uxbridge and Tom Cassidy of N. Grovendale, CT spoke on behalf of the Cassidy Family Trust.

There were no abutter's present for case FY12-07 at the November 9th meeting.

Criteria for a Special Permit 400-50 and the Board discussed the application and made favorable findings with relation to the criteria.

With the following **CONDITIONS:**

1. Single-family residential dwelling only.
2. Dwelling shall conform to current building setbacks or be built within the existing foundation footprint, as determined by the Building Commissioner.

MOTION/VOTE:

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

Mr. O'Connell made a **MOTION** that the Zoning Board of Appeal grant a **SPECIAL PERMIT** on case FY12-07 based on Non-conforming Uses and Structures Section 400§12F –Abandonment or Non-Use for the subject property having 99.7 +- feet of frontage and 40,075 +- square feet of area, with the Criteria listed for Special Permit 400-50 to allow the petitioner rebuild a dwelling with conditions.

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

Table the review for the Zoning By-laws until the next meeting.

MINUTES: Mr. O'Connell made a **Motion** to approve the minutes for October 5, 2011, Mr. Wickstrom **Seconded** the Motion. (2-0-1) Mr. Walkiewicz was not at the meeting. Mr. Walkiewicz made a **Motion** to approve Minutes for the November 2, 2011 meeting. Mr. Wickstrom **Seconded** the motion. (2-0-1) Mr. O'Connell was not at the meeting.

NEW/OLD BUSINESS:

Discussion about mailings to abutters to use Certificate of Mailing instead of regular 1st class mailing. Reason is that using the Certificate of Mailing through the Post Office we will get proof that the mailing occurred.


Mr. Wickstrom made a **MOTION** to approve the use of Certificate of Mailing through the Post Office. Mr. O'Connell **Seconded** to motion. All in favor (3-0-0).

Mr. O'Connell made a **MOTION** to adjourn the meeting, Mr. Walkiewicz **Seconded** the motion. All in favor (3-0-0)

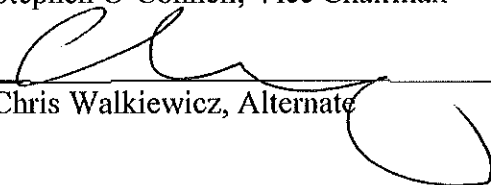


Mark Wickstrom, Chairman

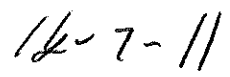
Stephen O'Connell, Vice Chairman



Joseph Frisk



Chris Walkiewicz, Alternate



Date