

Town of Uxbridge  
**Zoning Board of Appeals**  
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Posted by  
Uxbridge  
Town Clerk

MAY 3 '12 AM 8:07

## MINUTES

### Wednesday, January 4, 2012

Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday, January 4, 2012 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, Joseph Frisk, Alternate member, Daniel Kelleher. Not Present Alternate Member, Christopher Walkiewicz.

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

### PUBLIC HEARING

Case FY12-10 – Kevin Taparasky of 110 Charles Ave. Uxbridge – requests a Special Permit to be issued in order to obtain a Class II license displaying 1-3 classic cars at 207 North Main St. known as Lucille's Floral Designs shown on the Town of Uxbridge Assessor's Map 18D, Parcels 1226 and recorded in the Worcester County District Registry of Deeds Book 23746, Page 119 located in Residence A zone.

Kevin Taparasky spoke on his own behalf and states he intends to park between one-to-three "classic car" type vehicles on the left side of the property. There is a business use of the property presently, and the neighborhood is a mixture of business and residential use. There is plenty of space in the lot. There are two wide curb cuts. There is office space inside the current building that will be leased by the applicant. He is aware of signage restrictions and states that he will abide by all other restrictions under a prior Zoning Board decision.

### MOTION/VOTE:

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

Mr. O'Connell made a **MOTION** on Case FY12-10 to approve the request for a **SPECIAL PERMIT** to display up to three classic cars on the property; approval is given pursuant to section 400-12B "Extension of existing non-conforming use."

With Conditions as follows:

1. No more than 3 Classic Cars displayed on property.
2. Any existing zoning determination on this property to remain in effect prior to this motion.
3. Applicant may have general office use within the existing building.
4. Subject to licenses from the Board of Selectmen and compliances to all other zoning by-laws, signage and other setback that may apply.

Criteria for a Special Permit 400§50(B) and the Board discussed the application and made favorable findings with relation to the criteria:

1. Social, economic, or community needs are met;
2. Traffic flow and safety, including parking and loading will not be impacted;
3. Utilities and other public services are adequate;
4. The neighborhood character and social structures are not adversely impacted;
5. There is no impact on the natural environment; and
6. Town services are not impacted, tax base and employment will be neutral.

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

**NEW/OLD BUSINESS:**

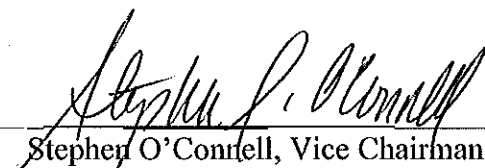
Minutes of December 5, 2011. Mr. Frisk made a MOTION to accept minutes. Mr. Kelleher SECONDED the motion. (2-0-2) Minutes approved for December 5, 2011 meeting.

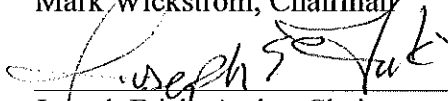
Discussion on the 2013 Budget – No action was taken.

**CLOSING**

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

  
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Mark Wickstrom, Chairman

  
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Stephen O'Connell, Vice Chairman

  
\_\_\_\_\_  
Joseph Frisk, Acting Chairman

\_\_\_\_\_  
Chris Walkiewicz, Alternate

\_\_\_\_\_  
Daniel Kelleher, Alternate

\_\_\_\_\_  
Date