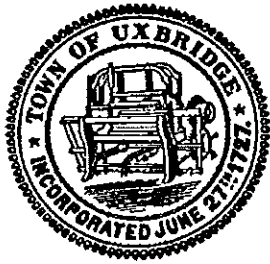


FEB 07 '13 AM 08:45



Town of Uxbridge
Zoning Board of Appeals

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 Uxbridge, MA 01569
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Posted by
 Uxbridge
 Town Clerk

MINUTES

Wednesday, September 5, 2012

Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday, September 5, 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, Alternate members, Joseph Frisk and Christopher Walkiewicz.
 Zoning Board of Appeals Members absent: Bonnie Tetrault

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

Mr. Wickstrom recused himself from the case due to conflict of interest. Mr. O'Connell resumed the duty of Acting Chairman.

Case FY13-03 – Richard A. Lamphere, Jr. Applicant is requesting a Variance/Special Permit proposing an addition (26X26) resulting in a structure which is 9.3 feet +/- into the left side setback. The property is located at **286 Richardson Street, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 34 Parcel 2215 and described in a deed recorded in the Worcester District Registry of Deeds Book 19906 Page 045; located in Res-C zone.

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

Mr. Frisk made a **MOTION** for application FY13-03, Richard Lamphere, Jr. of 286 Richardson Street to approve the **VARIANCE** to construct a 26' X 26' Great Room including basement. The **VARIANCE** would allow up to 13 feet into the left side setback of the property. Based on the topography of the land, the existing septic system location and the shape of the existing house being that this is the only location feasible for the addition and resulting in a hardship. I request to approve this request with the finding that the construction of said structure would not be more detrimental to the neighborhood, under M.G.L. c. 40A, §6

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and Closed on September 5, 2012

MOTION/VOTE:

Mr. Walkiewicz made a **MOTION** to close the Public hearing. Mr. Frisk seconded the **MOTION**. All in favor. VOTE (3-0-0).

Mr. Walkiewicz made a **MOTION** for case # FY13-03 based on the proposal. Because we don't believe that this structure was ever a dwelling and does not fall into the grandfathering before by-laws. In addition, we do not find there is a hardship for this location.

DISCUSSIONS ON ZBA BYLAWS

Mr. Wickstrom resumed his position as Chairman. Mr. Nelson Burlingame, Building Commissioner/Zoning Enforcement Officer joined the discussions.

Discussions were about:

- Business and Industrial zones.
- Site plan reviews
- In-law apartments
- training from CMRPC
- Common driveways – discuss with Public Safety Committee
- Accessory uses

MOTION/VOTE:

Mr. Wickstrom made an action item that he submits to the Planning Board for consideration change to the Industrial zone for a new use of Warehouse and Distribution with the Planning Board Special Permit designation in the Industrial Zone

Mr. O'Connell made the **MOTION** and Mr. Frisk Seconded the **MOTION**. All in favor (3-0-0).

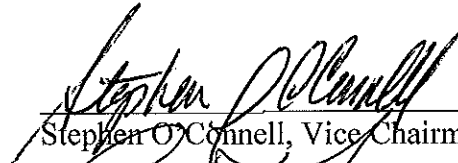
NEW/OLD BUSINESS:

CLOSING:


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



Mark Wickstrom, Chairman



Stephen O'Connell, Vice Chairman



Joseph Frisk, Alternate

~~Absent~~

Bonnie Tetrault, Member

~~Absent~~

Chris Walkiewicz, Alternate

2-6-13

Date