

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

**MINUTES**

**Wednesday, October 17, 2012**

Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday, October 17, 2012 in the Board of Selectmen's Meeting Room of the Uxbridge Town Hall.

Zoning Board of Appeals Members Present: Chair, Mark Wickstrom, Stephen O'Connell and Joseph Frisk.  
Zoning Board of Appeals Members absent: Bonnie Tetrault and Christopher Walkiewicz.

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

**PUBLIC HEARINGS**

**Case FY13-05 — Dedix, LLC of 201 River Road.** Applicant is requesting a **Special Permit** to construct a Contractor's Yard within the Industrial Zone. The property is located at **201 River Road, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 45, Parcels 4024 and 4053 as described in a deed recorded in the Worcester District Registry of Deeds Book 47723 Page 335; located in Industrial zone.

**Board members in attendance:** Chairman, Mr. Wickstrom, Mr. O'Connell & Mr. Frisk.  
Ms. Tetrault & Mr. Walkiewicz not in attendance.

The Heritage Design's Lance Anderson and Attorney Edmund Myers spoke on behalf of the petition. Abutters were present for this public hearing. Abutter Mr. Walter Baker said that he had concerns about the gas pipeline in the area.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **opened on October 3, and continued (lack of quorum) and Closed on October 17, 2012.**

**MOTION/VOTE:**

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

Mr. O'Connell made a **MOTION** to **GRANT** application FY13-05 of petitioner **Dedix, LLC**, of 201 River Road to approve the request for a **SPECIAL PERMIT for a Contractor's Yard under Section 400-10(B)** of the Town of Uxbridge Zoning Bylaws whereby a Special Permit may be granted therefore as provided in Section 400-50 of the bylaws, subject to such restrictions as may be specified elsewhere in these Bylaws as such

restrictions as said Board may establish. **Article X, Definitions:** Contractor's Yard: Premises used by a building contractor or subcontractor for storage of equipment and supplies, fabrication of subassemblies and parking of wheeled equipment. The Board specifically found the proposed use was less detrimental to the neighborhood and also fulfilled the special permit criteria set forth in Section **400-50(B)**, namely that there was no impact on social, economic and community needs; that traffic would not be impacted and there was off-street parking; that there were adequate utilities; that the neighborhood would not be impacted; that there would be no adverse impact to the natural environment; and the fiscal impact would be positive with the new business. The special permit was conditioned upon that the applicant does not use the property for their home heating oil business.


**MOTION SECONDED** by Mr. Frisk, the **MOTION** to grant the **SPECIAL PERMIT** carried. All in favor: VOTE (3-0-0)

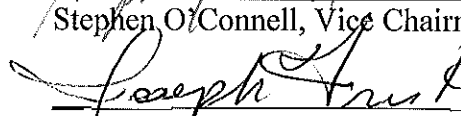
**Old/New Business:**

**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,

Absent  
\_\_\_\_\_  
Bonnie Tetrault, Member

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

7.27-13  
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Date