

Town of Uxbridge
Zoning Board of Appeals

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MINUTES

Wednesday, November 14, 2012

Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday, November 14, 2012 in the Board of Selectmen's Meeting Room of the Uxbridge Town Hall.

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

The meeting being duly called, properly posted, Acting Chair, Mr. O'Connell called meeting to order at 6:00 p.m.

PUBLIC HEARINGS

FY13-06– Applicants Jane Mitchell & Ian Dudgeon for property owner Eleanor J. Caccavelli of 119 North Main Street. Applicant is requesting a Special Permit for a home occupation to use space in house for a professional office. The property is located at 119 North Main Street, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 18B, Parcels 3044 as described in a deed recorded in the Worcester District Registry of Deeds Book 20754 Page 262; located in R-A zone.

Board members in attendance: Acting Chairman, Mr. O'Connell & Mr. Frisk, Ms. Tetrault
Mr. Wickstrom (recused) & Mr. Walkiewicz not in attendance.

On November 7, 2012 the meeting had to be continued to November 14, 2012 at 6:00 pm due to lack of quorum.

Attorney James Roberti spoke on behalf of the petition. Abutters were not present for this public hearing.

A letter in support was received from an abutter, Jane Keegan which is enclosed in the file.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **Opened on November 7, 2012 and Closed on November 14, 2012.**

MOTION/VOTE:

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

Mr. Frisk made a **MOTION to GRANT** application FY13-06 of petitioners **Eleanor Caccavelli, Jane Mitchell, Ian Dudgeon** for 119 North Main Street to approve the request for a **special permit** to operate as a financial and accounting office with the provision that an entrance and exit sign is installed at the respective driveway locations and the sign advertising the professional office be in compliance with the zoning bylaws under **Section 400-11(A)** of the Town of Uxbridge Zoning Bylaws. 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. Appendix (F) Accessory uses (1) Home Occupation. 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.


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

Old/New Business:

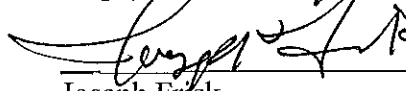
Closing:

Mr. Wickstrom made a **MOTION** to adjourn the meeting, Mr. Frisk **Seconded** the motion. All in favor (2-0-0).

Absent
Mark Wickstrom, Chairman

Absent 
Stephen O'Connell, Vice Chairman

Absent 
Bonnie Tetrault, Member


Joseph Frisk,

Absent
Chris Walkiewicz, Alternate

DATE: ~~11-14-13~~ 2-6-13