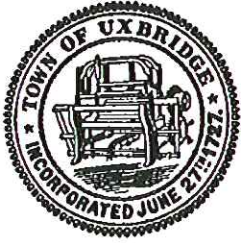


ORIGINAL



Town of Uxbridge  
**Zoning Board of Appeals**

21 South Main Street, Room 203  
 Uxbridge, MA 01569  
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Posted by  
 Uxbridge  
 Town Clerk

**MINUTES**

**Wednesday, December 5, 2012**

Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday, December 5, 2012 in the Board of Selectmen's Meeting Room of the Uxbridge Town Hall.

Zoning Board of Appeals Members Present: 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 at 7:00 p.m.  
 Meeting was opened with the Pledge of Allegiance.

**PUBLIC HEARINGS**

**FY13-07** – Applicant & property owner Jared Wheelock for 175 Henry Street. Applicant is seeking a Variance/Special Permit for an addition of a porch 8' X 29.4' to left side. The property is located at 175 Henry Street, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 20, Parcel 3627 as described in a deed recorded in the Worcester District Registry of Deeds Book 45665 Page 133; located in R-C zone. The proposed porch, approximately 235 s.f., is an extension of an existing structure on a non-conforming lot; which encroaches 17 +/- feet into the front setback area.

The Board noted that the proposed porch, approximately 235 s.f.; is an extension of a legally pre-existing structure that does not conform to the current bylaws; which encroaches 17 +/- feet into the setback area.

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

Mr. Wickstrom made a **MOTION** for application FY13-07 the **SPECIAL PERMIT** would allow 17 feet +/- into the left side setback of the property. 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 to issue a Special Permit and that a building permit be issued for the addition as set forth in the petition.

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

**FY13-08** – Applicant Robert Jordan and property owner Ginkgo Properties LTD Partnership for 9 Taft Street. Applicant is requesting a Variance/Special Permit for an addition 7' X 30' to rear of house. The property is located at 9 Taft Street, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 18B, Parcels 3859 as described in a deed recorded in the Worcester District Registry of Deeds Book 49618 Page 321;

located in R-A zone. The proposed addition, approximately 210 s.f., is an extension of an existing structure on a non-conforming lot; which encroaches 22 +/- feet into the left & right setback areas.

Mr. Frisk 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** to issue a **Special Permit** for application FY13-08 for the property at 9 Taft Street as shown on the included plan for a 7 foot addition on the back side of the house. With a finding referencing M.G.L. c. 40A, §6 that the proposed improvements into the setbacks are not more detrimental to the neighborhood.

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

  
\_\_\_\_\_  
Mark Wickstrom, Chairman

  
\_\_\_\_\_  
Stephen O'Connell, Vice Chairman

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

  
\_\_\_\_\_  
Joseph Frisk,

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

DATE: 2-6-13