

Town of Uxbridge
Zoning Board of Appeals
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MEETING MINUTES

ZONING BOARD OF APPEALS
Wednesday, June 5, 2013

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Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday June 5, 2013, 7:00PM
Uxbridge Town Hall, Board of Selectmen's Meeting Room, Uxbridge, Massachusetts.

PUBLIC HEARINGS

Continued FY13-10 – **Uxbridge Housing Association, Inc.** for **65 Hartford Avenue East, Uxbridge.** Applicant is seeking a **Comprehensive Permit, under MGL Chapter 40 8B and waivers from the Zoning and General By-laws** for the redevelopment of the Blanchard School into 25 affordable housing units. The property is located at **65 Hartford Avenue East, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 12A, Parcel 2171 as described in a deed recorded in the Worcester District Registry of Deeds Books 892 & 1644 and Deed pages 107-109 and 415-417; located in the Residential A zone.

Board members in attendance: Mr. Wickstrom, Ms. Tetrault and Mr. Frisk by remote.

Board member not in attendance: Mr. O'Connell recused, Mr. Walkiewicz.

MOTION: Ms. Tetrault made a **MOTION** to **CONTINUE** the Public hearing until June 19, 2013, Mr. Frisk **seconded** all in favor (3-0-0).

FY13-11 – Normandin Transportation Services Inc. Applicant is requesting a Special Permit to get a Class I license; Normandin Trans. Services has a contract to be a sub-dealer of Northeast Great Dane Trailers. Will be manufactured offsite and delivered directly to the customers. No storage or changes physically will be incurred at the current address. The property is located at **148 Ironstone Rd, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 51 Parcels 0147as described in a deed recorded in the Worcester District Registry of Deeds Book 48293 Page 266. Located in the Business zone.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **Open and Closed on June 5, 2013**

Board members in attendance: Mr. Wickstrom, Ms. Tetrault and Mr. Frisk by remote.

Board member not in attendance: Mr. O'Connell recused, Mr. Walkiewicz.

MOTION/VOTE:

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

Ms. Tetrault made a **MOTION** to **grant a Special Permit** to become a Great Dane trailer dealer to allow a Class I License with the following restrictions:

1. No onsite manufacturing.
2. No storage of any of these trailers

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

FY13-12 - Bryan & Renee Desmarais. Applicant is requesting a Variance/Special Permit for a pre-existing, Non-Conforming lot that lacks sufficient frontage, but contains approx. 14 acres. The applicant proposes to divide the land. The result will be a 2+ acre lot that will contain the existing house and all the existing frontage, with 12+/- remaining backland. The property is located at **406 Pond Street**, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 34 Parcels 4491 as described in a deed recorded in the Worcester District Registry of Deeds Book 50228 Page 116. Located in the Agricultural zone.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **Open and Closed on June 5, 2013**

Board members in attendance: Mr. Wickstrom, Ms. Tetrault and Mr. Frisk by remote

Board member not in attendance: Mr. O'Connell and Mr. Walkiewicz

MOTION/VOTE:


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

Ms. Tetrault made a **MOTION** to issue a **Variance** to **Brian & Renee Desmarias** of 406 Pond Street, **seconded** by Mr. Frisk, the **MOTION** to grant the **VARIANCE** carried unanimously by roll call VOTE (3-0-0)

NEW/OLD BUSINESS:

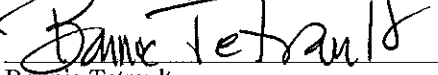
CLOSING:

Ms. Tetrault 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



Bonnie Tetrault

Joseph Frisk, Alternate

Christopher Walkiewicz, Alternate

Date: 10-2-13