

Received by  
Uxbridge  
Town Clerk

Town of Uxbridge  
Zoning Board of Appeals  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
(508) 278-8600, ext 2013

**ZONING BOARD OF APPEALS MEETING MINUTES  
WEDNESDAY, OCTOBER 2, 2013**

Minutes of the Uxbridge Zoning Board of Appeals meeting held on **Wednesday October 2, 2013** in the Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:

**Present:** Chair Mark Wickstrom, Member Bonnie Tetrault and Alternate Thomas Bentley.

**Absent:** Vice Chair Stephen O'Connell and Alternate Joseph Frisk.

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order and led with the Pledge of Allegiance.

**PUBLIC HEARINGS**

**FY14-04 – Cote Collision & Customs LLC.** Applicant is requesting a Special Permit for Class II license pursuant to sections 400-12(F) and 400-50 of the Uxbridge Zoning Bylaws to reestablish a nonconforming use of the property to allow a Change in use. The property is located at 136 North Main Street, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 18B, Parcels 2952 and as described in a deed recorded in the Worcester District Registry of Deeds Book 18685 Page 305; located in Business zone.

Mr. Cote spoke on behalf of his business and why they want a Class II license. No abutter's spoke to the Board.

Ms. Tetrault made a **MOTION**, Mr. Bentley seconded to close the Public Hearing. The vote carried unanimously (3-0-0).

Ms. Tetrault made a **MOTION**, seconded by Mr. Bentley to grant the Special Permit for Class II license with conditions as listed on the Decision. The **MOTION** carried unanimously (3-0-0).

**FY14-05 – David & Margaret Vario.** Applicants are requesting a Variance/Special Permit to construct a 32'X28' detached garage, resulting in a structure with less than the required 75' front setback. The property is located at 155 Kasey Court, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 48 Parcel 4058 and described in a deed recorded in the Worcester District Registry of Deeds Book 20628 Page 34; located in Agricultural zone

Mr. Vario spoke to the topography of his property as the reason they needed the variance for the garage. There were no abutters present for this case.

Ms. Tetrault made a **MOTION** to close the public hearing. Mr. Bentley seconded the motion; it carried unanimously (3-0-0).

Mr. Wickstrom made a **MOTION**, seconded by Mr. Bentley to grant the Variance with the condition that there will be no living space above the garage. The motion carried unanimously (3-0-0)

**FY14-06 – Uxbridge Conservation Commission.** Applicants are requesting a Special Permit pursuant to Uxbridge Zoning Bylaw 400-22§A to allow Work Campers to reside on premises. Location of 70 West River Road, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 13 Parcel 4877 and described in a deed recorded in the Worcester District Registry of Deeds Book 04706 Page 545; located in Res B zone.

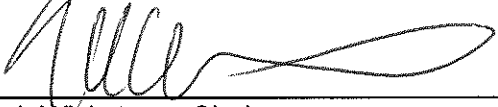
The Board received a written request from Mr. Lewcon to continue this Public Hearing to November 6, 2013.

Ms. Tetrault made a **MOTION**, seconded by Mr. Bentley, to continue this Public Hearing until the next meeting. The motion carried unanimously (3-0-0).

**OLD/NEW BUSINESS:** None.

**MINUTES:** April 3, 2013 Meeting Minutes - Ms. Tetrault made a **MOTION** to accept meeting minutes as written. Mr. O'Connell seconded the motion; it carried unanimously (3-0-0).

Ms. Tetrault made a **MOTION** to adjourn the meeting, seconded by Mr. O'Connell. The motion carried unanimously (3-0-0).



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Mark Wickstrom, Chair

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Bonnie Tetrault, Member

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Joseph Frisk, Alternate

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Stephen O'Connell, Vice Chair



\_\_\_\_\_  
Thomas Bentley, Alternate

\_\_\_\_\_  
Date