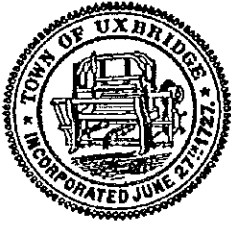


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Town of Uxbridge  
Zoning Board of Appeals  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
(508) 278-8600, ext 2013



**ZONING BOARD OF APPEALS MEETING MINUTES  
WEDNESDAY, JANUARY 8, 2014**

Notes of the Uxbridge Zoning Board of Appeals regular meeting scheduled for **Wednesday, January 8, 2014** 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:** Member 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**

**FY14-07 – WALTER BAKER/WALT'S REALTY TRUST:** Applicants are requesting a Special Permit pursuant to Uxbridge Zoning Bylaw 400-22§A to allow contractors yard storage – parking of vehicles to reside on premises. Location of 20 Megan Court & 0 River Road, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 45, Parcels 4058 & 3271 and described in a deed recorded in the Worcester District Registry of Deeds Book 18608 Page 312; located in Industrial Zone.

**Motion/Vote:** Ms. Tetrault made a **MOTION** to close the Public hearing. Mr. Bentley **SECONDED** the motion; it carried unanimously (3-0-0).

Ms. Tetrault found that the current use of the property does not require a Special Permit as it has been in continuous use under the "old" Zoning By Law for 15 years and allowed by right under Section VII (e)(2) of the pre- 2008 Zoning By laws.

Site visit performed on December 11, 2013 by the Board.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened on December 4, 2013 and closed on January 8, 2014.

**FY14-09 - KENNETH & KATHLEEN TAVARES:** Applicants are requesting a Variance/Special Permit pursuant to Uxbridge Zoning Bylaw 400-12 to construct a 36'X26' detached garage, resulting in a structure with less than the required 75' front setback. The property is located at 60 Kasey Court, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 49 Parcel 2596 and described in a deed recorded in the Worcester District Registry of Deeds Book 47007 Page 186; located in the Agricultural zone.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and closed on January 8, 2014.

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

Ms. Tetrault made a **MOTION** for Board to grant the variance as requested for a 35' +/- front setback to enable the construction of a detached garage as shown in the application. The board finds that due to the location of the septic system, as well as a drainage easement on the right side of the property and the irregular shape of the lot on the left side of the property a hardship is thereby created.

The board also finds that the granting of this variance does not nullify or derogate from the intent of the bylaw and is not detrimental to the public good.

The variance is granted with the condition that no living space shall be allowed in the garage.

**MOTION SECONDED** by Ms. Tetrault, the **MOTION** to grant the variance carried, unanimously (3-0-0)

**FY14-10 - VICTORIA A. PENLAND:** The applicants are requesting a Variance/Special Permit pursuant to Uxbridge zoning bylaw 400-12 to allow an addition on the Right side of house resulting in a structure with less than the requires a 30' side setback. The property is located on 375 Hazel Street, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 23 Parcel 0366 and described in a deed recorded in the Worcester District Registry of Deeds Book 45271 Page 227; located in Agricultural zone.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and closed on January 8, 2014.

Ms. Tetrault made a **MOTION** to close the Public Hearing. Mr. Bentley **SECONDED** the motion; it carried unanimously (3-0-0).

Ms. Tetrault made a **MOTION** for the Board to grant the variance as requested for a 7.2 +/-right side setback to enable the construction of a 20' X 32' handicap accessible addition as shown on the application.

The Board finds that soil conditions due to the location of the septic system and the well create a hardship. The Board also finds that the granting of this variance does not nullify or derogate from the intent of the Zoning Bylaws and is not detrimental to the public good.

**MOTION SECONDED** by Mr. Bentley, the **MOTION** to grant the variance carried, unanimously (3-0-0).

**OLD/NEW BUSINESS:** None.

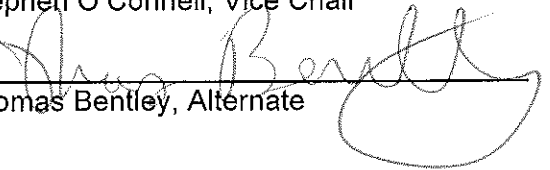
**MINUTES:** None.

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

  
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Mark Wickstrom, Chair

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Stephen O'Connell, Vice Chair

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

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

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

\_\_\_\_\_  
Date