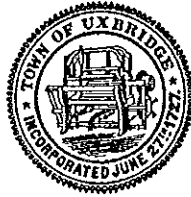


Mark Wickstrom, Chair  
Stephen O'Connell, Vice Chair  
Bruce Desilets, Member  
Joeseph Alves, Associate Member  
Thomas Bentley, Associate Member  
Joseph Frisk, Associate Member



Uxbridge Town Hall  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
508-278-0709 f

**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

**Received by  
Uxbridge  
Town Clerk**

**MEETING MINUTES: WEDNESDAY, JUNE 4, 2014**

Minutes of the Uxbridge Zoning Board of Appeals regularly scheduled meeting on **Wednesday, June 4, 2014** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

**Present:** Chair Mark Wickstrom, Member Bruce Desilets, and Associate Member Thomas Bentley.

**Absent:** Vice Chair Stephen O'Connell, Associate Member Joseph Alves, and Associate Member 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 by the Chair, who led the Pledge of Allegiance.

**I. PUBLIC HEARING**

**FY14-11 Immanuel Pit, Special Permit Decision (ZBA) / Earth Removal Operation (BOS)-** The owner/applicant of record, Immanuel Corporation c/o JH Lynch ATT Bill Cabral, 50 Lynch Place, Cumberland, RI, is seeking a Special Permit for an application for an earth removal operation in the Residential C zoning district. The property is located on Route 122, 775 Millville Road. The property is shown on the Town of Uxbridge Assessor's Map 46, Parcel 2079.

Attorney Henry Lane, on behalf of the Applicant, Immanuel Corporation, presented the application for a Special Permit. Mr. Pat Hannon, a principal with Immanuel Corporation, and Mr. George Lamothe, realtor, were also present. Mr. Lane stated that the location had been operating as a gravel permit for decades, the last ten years under the ownership of the Applicant. The license to operate as a gravel permit expired over five years ago, but there is question if that activity is grandfathered or not. In a show of good faith, the Applicant wants to resolve the issue of grandfathering with this Special Permit.

The Board questioned the Applicant and his representative on the following: most recent site activity, lapse in license, potential hours of operation, access to the site, process and documentation for materials brought to the site, presence of onsite engineer, percentage of parcel eligible for gravel removal, revenue benefit to Town, footprint of property, National Heritage tree line, timetable of earth removal, bridge sight distance, explanation of plans for land reclamation, rezoning of land, bond requirement if any, and noise & dust controls. The Chair opened the meeting to hear questions and comments from residents which included the following: reason for permit, occurrence of blasting, type of fill brought to pit, site visit request, lack of Town man power to police previous activity, loss of funding to complete reclamation, and lack of benefit to Town.

**MOTION:** I, Mr. Bentley, move that the Board close the Public Hearing. Seconded by Mr. Desilets, the motion carried unanimously (3-0-0).

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

MEETING MINUTES: WEDNESDAY, JUNE 4, 2014

**MOTION:** I, Mr. Bentley, move that the Board grant a Special Permit with favorable findings pursuant to Section 450 Section B 1 thru 6. Mr. Desilets seconded the motion, in keeping that the Board finds that the granting of this Special Permit does not nullify or derogate from the intent of the Zoning Bylaws and is not detrimental to the public good; the motion carried unanimously (3-0-0). Furthermore, granting of this Special Permit is conditioned upon Board of Selectmen licensing and that the earth removal is restricted to the current tree line on the parcel (parcel 2079).

The MOTION to grant the Special Permit carried unanimously (3-0-0).

**II. NEW BUSINESS**

**Thank You to resigned member(s) and Welcome to new member(s).** The Chair extended appreciation and thanks to Bonnie Tetrault for her years of services as a Member of the Board. The Chair welcomed back Member Bruce Desilets to the Board, and also welcomed Joseph Alves who will serve as Associate Member.

**Board re-organization:** Passed over to the next Board meeting.

**III. MINUTES**

10/02/13 Meeting Minutes - **MOTION:** I, Mr. Bentley, move that the Zoning Board of Appeals approve the 10/02/13 Meeting Minutes as written. Seconded by Mr. Wickstrom, the motion carried unanimously (2-0-1). Mr. Desilets abstained.

12/04/13 Meeting Minutes - **MOTION:** I, Mr. Bentley, move that the Zoning Board of Appeals approve the 12/04/13 Meeting Minutes as written. Seconded by Mr. Wickstrom, the motion carried unanimously (2-0-1). Mr. Desilets abstained.

12/11/13 Meeting Minutes - **MOTION:** I, Mr. Bentley, move that the Zoning Board of Appeals approve the 12/11/13 Meeting Minutes as written. Seconded by Mr. Wickstrom, the motion carried unanimously (2-0-1). Mr. Desilets abstained.

01/08/14 Meeting Minutes - **MOTION:** I, Mr. Bentley, move that the Zoning Board of Appeals approve the 01/08/14 Meeting Minutes as written. Seconded by Mr. Wickstrom, the motion carried unanimously (2-0-1). Mr. Desilets abstained.

**IV. ANY OTHER BUSINESS, which may lawfully come before the Board.**

**FY15 Calendar Review:** Passed over to the next Board meeting.

**V. SCHEDULING NEXT ZONING BOARD OF APPEALS MEETING, WEDNESDAY, JULY 2, 2014 AT 7PM OR ALTERNATE DATE GIVEN JULY 4 HOLIDAY.**

**MOTION:** I, Mr. Wickstrom, move that the Board move the regularly scheduled meeting from Wednesday, July 2 to Wednesday, July 16. Seconded by Mr. Bentley, the motion carried unanimously (3-0-0).

**VI. ADJOURNMENT**

At 8:56pm, **MOTION** by Mr. Bentley to adjourn the meeting. Seconded by Mr. Desilets, the motion carried unanimously (3-0-0).

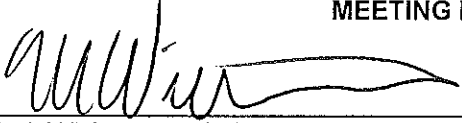
Respectfully submitted,  
Beth A Pitman  
Zoning Board of Appeals Assistant

Received by  
Uxbridge  
Town Clerk

JUL 17 '14 AM 10:57

TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS

MEETING MINUTES: WEDNESDAY, JUNE 4, 2014

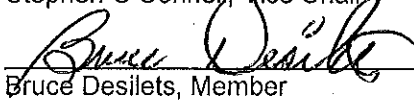


Mark Wickstrom, Chair

Joseph Alves, Associate Member

Stephen O'Connell, Vice Chair

Thomas Bentley, Associate Member



Bruce Desilets, Member

Joseph Frisk, Associate Member

*16 July 14*  
Date