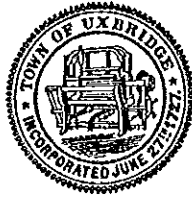


Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
Bruce Desilets, Member
Joseph Alves, Associate Member
Thomas Bentley, Associate Member
Joseph Frisk, Associate Member



Uxbridge Town Hall
21 South Main Street, Room 203
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f
SEP 4 '14 AM 11:24

**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

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Town Clerk**

MEETING MINUTES: WEDNESDAY, AUGUST 20, 2014

Minutes of the Uxbridge Zoning Board of Appeals regularly scheduled meeting on **Wednesday, August 20, 2014** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Present: Vice Chair Stephen O'Connell, Clerk Bruce Desilets, Associate Member Joseph Alves, and Assistant Beth Pitman.

Absent: Chair Mark Wickstrom, Associate Members Thomas Bentley and Joseph Frisk.

It being 5:30 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order by the Vice Chair, who led the Pledge of Allegiance.

I. PUBLIC HEARING

FY15-01: Brad and Karen Curley. Applicants are requesting a Variance/Special Permit for reconstruction and extension of a non-conforming structure. The property is located at **145 Henry Street, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 20 Parcel 3545 and described in a deed recorded in the Worcester District Registry of Deeds Book 31622 Page 148; in Residential-C zone.

Paul Hutnak of Andrews Survey & Engineering, Inc., on behalf of the Applicants, stated that water has compromised the structural integrity of the building, putting it at jeopardy as water has been coming into the home. The new garage is 24 x 24. No abutters were present at the meeting.

MOTION: I, Mr. Desilets, move that the Board close the Public Hearing for 145 Henry Street. Seconded by Mr. Alves, the motion passed unanimously.

Mr. Desilets stated that he did a site visit, feels that the new garage will not have a substantially detrimental impact on the neighborhood. The Vice Chair read Sections 400-12 and 400-50, respectively, of the Zoning Bylaws.

MOTION: I, Mr. Desilets, move that the Board grant a Special Permit with favorable findings pursuant to Section 450 Section B 1 thru 6. Mr. Alves 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.

II. NEW BUSINESS

The Board members present agreed to pass over the New Business agenda items and move add them to the next meeting agenda for input from all.

ZBA Application: Review/Revise form and application requirements.

ZBA Rules & Regulations: review and revise as appropriate.

Discuss changing the meeting start time.

ORIGINAL

TOWN OF UXBRIDGE - ZONING BOARD OF APPEALS
MEETING MINUTES: WEDNESDAY, AUGUST 20, 2014

III. MINUTES

07/16/14 Meeting Minutes - **MOTION:** I, Mr. Desilets, move that the Board approve the 07/16/14 Meeting Minutes as written. Seconded by Mr. Alves, the motion carried unanimously.

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

V. ADJOURNMENT

At 5:55pm, MOTION by Mr. Desilets to adjourn the meeting. Seconded by Mr. Alves, the motion carried unanimously.

Respectfully submitted,
Beth A Pitman
Zoning Board of Appeals Assistant

abstain

Mark Wickstrom, Chair

absent

Stephen O'Connell, Vice Chair

[Signature]

Brude Desilets, Member

September 14

Date

[Signature]

Joseph Alves, Associate Member

absent

Thomas Bentley, Associate Member

abstain

Joseph Frisk, Associate Member