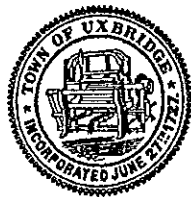


Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
Bruce Desilets, Member
Joseph Alves, Associate Member
Thomas Bentley, Associate Member
Joseph Frisk, Associate Member



JAN 8 '15 AM 11:08
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**

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Town Clerk

MEETING MINUTES: WEDNESDAY, DECEMBER 3, 2014

Minutes of the Uxbridge Zoning Board of Appeals regularly scheduled meeting on **Wednesday, December 3, 2014** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Present: Chair Mark Wickstrom, Associate Member Thomas Bentley, and Assistant Beth Pitman.

Absent: Vice Chair Stephen O'Connell, Clerk Bruce Desilets, Associate Members Joseph Alves and Joseph Frisk.

It being approximately 6:02 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order by the Chair.

I. PUBLIC HEARING

FY15-06: Owner Pembroke Realty Trust, Louis C. Tusino, Trustee / Applicant Guaranteed Builders & Developers, Inc. The Applicant on behalf of the Owner is requesting a Special Permit for the proposed use of the property as a banquet facility with a service bar, citing it as an allowable use per Uxbridge Zoning Bylaw §400-12. The property is located at **515 Douglas Street, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 23 Parcel 3545 and described in a deed recorded in the Worcester District Registry of Deeds Book 52107 Page 227; in Business zone.

The Chair opened the Public Hearing.

MOTION: I, Mr. Wickstrom, move that the Board continue the Public Hearing for 515 Douglas Street to Thursday, December 11, 2014 at 6:00pm. Seconded by Mr. Bentley, the motion carried 2-0-0.

While the Board had a quorum to hold the meeting, the Public Hearing was continued as a super majority of the Board is required to make a decision on a Special Permit application.

All other agenda items will be addressed at the next meeting on Thursday, December 11, 2014

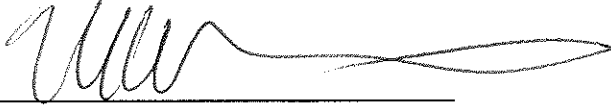
IV. ADJOURNMENT

At approximately 6:04pm, **MOTION** by Mr. Wickstrom to adjourn the meeting. Seconded by Mr. Bentley, the motion carried 2-0-0.

Respectfully submitted,
Beth A Pitman
Zoning Board of Appeals Assistant

ORIGINAL

TOWN OF UXBRIDGE - ZONING BOARD OF APPEALS
MEETING MINUTES WEDNESDAY, DECEMBER 3, 2014



Mark Wickstrom, Chair

Absent

Stephen O'Connell, Vice Chair

Absent

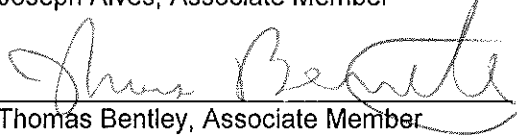
Bruce Desilets, Member

1-7-15

Date

Absent

Joseph Alves, Associate Member



Thomas Bentley, Associate Member

Absent

Joseph Frisk, Associate Member