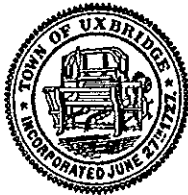


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Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
Bruce Desilets, Member
Joseph Alves, Associate Member
Thomas Bentley, Associate Member
Joseph Frisk, Associate Member



Uxbridge Town Hall
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**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

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MEETING MINUTES: WEDNESDAY, MARCH 11, 2015

Minutes of the Uxbridge Zoning Board of Appeals regularly scheduled meeting on **Wednesday March 11, 2015** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Present: Chair Mark Wickstrom, Vice Chair Stephen O'Connell, Member Bruce Desilets, Associate Member Joseph Alves & Administrative Assistant Lynn Marchand

Absent: Members Joseph Frisk & Thomas Bentley.

Note: Agenda items were taken out of order.

It being approximately 6:00 pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Chair. He noted that the agenda items were going to be taken out of order. Board proceeded to Agenda Item II, New Business: review/discuss possible Zoning Bylaw changes to be placed on Town Meeting Warrant.

I. PUBLIC HEARINGS

Continued from March 4, 2015, FY15-09: Uxville, LLC/Antonio DeMelo Jr. Applicants are requesting a Variance/Special Permit for construction of multiple residential units. The property is located at **32 South Main Street, Uxbridge, MA** as shown on the Town of Uxbridge Assessor's Map 25, 918 and described in a deed recorded in the Worcester Registry of Deeds Book 33724 Page 8; located in the business zone.

Robert Knapik, for the applicant, gave a short history of the property noting that the previous building was a 3-story building with 7 units and 8 bedrooms and the plans for the new building would consist of 6 units and 8 bedrooms (four, 1-bedroom apartments and two, 2-bedroom apartments) He also noted Section 400-12G of the Uxbridge Zoning Bylaws which covers reconstruction after a catastrophe or demolition. He noted July 18, 2013 as the date of the "Bank Building" fire.

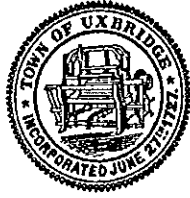
Byron Andrews of Andrews Survey and Engineering, Mr. Trabucco/Applicant architect, and Tony DeMelo Jr./Contractor also provided information regarding the proposed building.

Parking requirements/availability issues per apartment were also discussed.

Town Manager, David Genereux, noted that the Public Safety Committee met in February to discuss the parking issues that would arise if an apartment was built in the footprint of the old bank building. Included in this discussion was lack of available parking on the street, overnight parking, and winter parking.

Mr. Wickstrom discussed Section 400G and where the ZBA's discretion lies and stated he would like additional guidance from Town Council; an opinion as to whether conditions could be added if an approval was granted and whether the ZBA has some or any discretion. Mr. Genereux stated he would present Mr. Wickstrom's questions to Town Council; asking if, based on ZBL Section 400-12G in relation to the letter of January 14, 2015, can the applicant build what they are proposing by right or do they need a special permit and if they do need a special permit, how much discretion does the ZBA have under any other section of MGL or the Building Code.

Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
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ZONING BOARD OF APPEALS**

MEETING MINUTES: WEDNESDAY, MARCH 11, 2015

MOTION I: to continue FY15-09, 32 South Main Street, Public Hearing discussions to Wednesday, April 1, 2015 made by Mr. Desilets. Motion was seconded by Mr. Alves. Motion carried 3-0-0.

II. NEW BUSINESS

Discussed proposed Zoning Bylaw changes of Section F "Accessory Uses" from Appendix A Table Of Use Regulations, Appendix A, Table of Use Regulations under part B, "Essential Services", and Section 400-11. (Full text located on Town Website. File path: *Home page > Town Meeting > 2015 Warrant > Zoning board of Appeals Article*)

MOTION I: to put forward the proposed Zoning Bylaw change and place it on the Town Warrant as amended was made by Mr. O'Connell. Motion was seconded by Mr. Alves. Motion carried 4-0-0.

III. MINUTES/MAIL/INVOICES

MOTION I: motion to approve the meeting minutes of 03/04/15 as written made by Mr. Desilets. Motion was seconded by Mr. Wickstrom. Motion carried 2-0-1

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

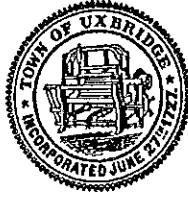
V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, APRIL 1, 2015.

At approximately 7:19 pm, Mr. Desilets made a motion to adjourn the meeting. Motion was seconded by Mr. Wickstrom. Motion carried 3-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

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



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**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: WEDNESDAY, MARCH 11, 2015

SIGNATURE PAGE

Mark Wickstrom, Chair

Joseph Alves, Associate Member

Stephen O'Connell, Vice Chair

Thomas Bentley, Associate Member

Bruce Desilets, Member

Joseph Frisk, Associate Member

Date