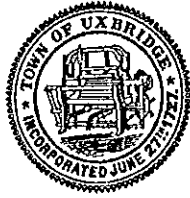


Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
Bruce Desilets, Member
Joseph Alves, Associate Member
Thomas Bentley, Associate Member
Joseph Frisk, Associate Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

Received by
Uxbridge
Town Clerk

JUN 4 '15 AM 8:24

**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: WEDNESDAY, MAY 6, 2015

Minutes of the Uxbridge Zoning Board of Appeals regularly scheduled meeting on **Wednesday May 6, 2015** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Present: Chair Mark Wickstrom, Associate Members Thomas Bentley and Joseph Alves, and Administrative Assistant Lynn Marchand

Absent: Vice Chair Stephen O'Connell, Members Bruce Desilets and Joseph Frisk

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, who led the Pledge of Allegiance.

I. PUBLIC HEARINGS

1. FY15-14: West Hartford Properties, LLC/Thomas J. Wickstrom represented by Andrews Survey & Engineering, Inc. Applicants are requesting a Variance for the minimum area, frontage, and front setback required to be a conforming building lot. The property is located on **500 West Hartford Avenue, Lot 2, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 16, Parcel 3881 and described in a deed recorded in the Worcester District Registry of Deeds Book 44999 Page 242 and is in an agricultural zone

2. FY15-15: West Hartford Properties, LLC/Thomas J. Wickstrom represented by Andrews Survey & Engineering, Inc. Applicants are requesting a Variance for the minimum area, frontage, and front setback required to be a conforming building lot. The property is located on **500 West Hartford Avenue, Lot 3, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 16, Parcel 3881 and described in a deed recorded in the Worcester District Registry of Deeds Book 44999 Page 242 and is in an agricultural zone.

Mr. Wickstrom recused himself from FY15-14 and FY15-15 citing a conflict of interest. The acting Chair, Mr. Bentley, opened the Public Hearing and noted that not enough members were present to meet quorum.

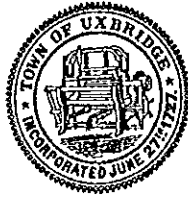
MOTION I: to continue FY15-14 and FY15-15, 500 West Hartford Avenue Lot 2 and Lot 3, Public Hearing discussions to Wednesday, June 3, 2015 made by Mr. Bentley. Motion was seconded by Mr. Alves. Motion carried 2-0-0.

II. NEW BUSINESS

1. Vote on putting forward Zoning Board sponsored bylaw amendments to Town Meeting given negative recommendations of the Board of Selectmen and the Finance Committee.

Mr. Wickstrom returned to the meeting. Discussion was had regarding the comments made about the ZBA Warrant Articles, primary use vs accessory use, and that a future Bylaw Committee to address Bylaw changes in the future was being discussed.

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 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: WEDNESDAY, MAY 6, 2015

MOTION I: to withdraw Article 29 from the Town Warrant and to inform the Town Moderator to pass over Article 29 per request of the ZBA made by Mr. Bentley. Motion was seconded by Mr. Alves. Motion carried 3-0-0

Article 30, had received favorable recommendations from the other Boards, and will remain/continue to be put forward by the Planning Board as previously voted upon.

III. MINUTES/MAIL/INVOICES: 03/11/15 Workshop Meeting Minutes 03/11/15 Meeting Minutes; 04/01/15 Meeting Minutes

03-11-15 Workshop Meeting Minutes:

There were not enough members present that were also present at the 3-11-15 meeting. Minutes were passed over and will be placed on the next agenda to be voted on/approved.

03-11-15 Meeting Minutes:

MOTION I: motion to approve the workshop meeting minutes of 03/11/15 as written made by Mr. Wickstrom. Motion was seconded by Mr. Alves. Motion carried 2-0-1.

04-01-15 Minutes

MOTION I: motion to approve the meeting minutes of 04/01/15 as written made by Mr. Wickstrom. Motion was seconded by Mr. Alves. Motion carried 2-0-1.

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

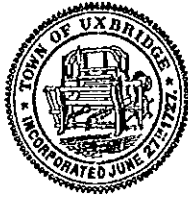
V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, June 3, 2015.

At approximately 6:25 pm, Mr. Bentley made a motion to adjourn the meeting. Motion was seconded by Mr. Alves. 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




Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: WEDNESDAY, MAY 6, 2015

SIGNATURE PAGE




Mark Wickstrom, Chair

Stephen O'Connell, Vice Chair

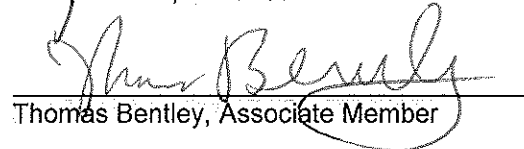
Bruce Desilets, Member

6-3-15

Date



Joseph Alves, Associate Member



Thomas Bentley, Associate Member

Joseph Frisk, Associate Member