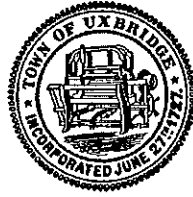


Mark Wickstrom, Chair  
Bruce Desilets, Member  
Kevin Harn, Member  
Chris Currie, Alternate Member  
Joseph Frisk, Alternate Member  
Joseph Alves, Alternate Member



MAR 5 '17 PM 12:55

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**

Received by  
Uxbridge  
Town Clerk

**MEETING MINUTES: WEDNESDAY, FEBRUARY 1<sup>ST</sup>, 2017**

Minutes of the Uxbridge Zoning Board of Appeals meeting on **Wednesday February 1<sup>st</sup>, 2017** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

**Present:** Members Bruce Desilets and Kevin Harn; Clerk, Christopher Currie; Also present, Administrative Assistant Melissa Shelley

**Absent:** Chair, Mark Wickstrom, Joseph Frisk, Joseph Alves

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. FY17-10: 124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Special Permit and Determination/Special Permit Application.** The Applicant of record are Cumberland Farms, Inc. and the owners of record, **Richard & Edward Riley, Lori & Scott Brady, Blackstone Realty, LLC, & Blackstone Realty, LLC.** The Special Permit request is for permission to allow the operation of a gasoline filling station in a Business Zone. The Determination/Special Permit portion is to allow the alteration or change to a pre-existing nonconforming sign support structure by constructing a new double pole sign and relocating it to a less nonconforming location. The properties are shown on the Town of Uxbridge Assessor's Map 304, Parcels 2966, 2967, 2964, & 2958. The titles to said land are recorded in the Worcester District Registry of Deeds Books 34960, 41846, 18685, & 20548 Pages 391, 394, 305, & 195; Properties are located in a Business zone.

**Discussion:** On 01/26/17 the applicant requested to continue the public hearing until the next regularly held ZBA meeting scheduled for March 1, 2017

*(voting members Kevin Harn, Bruce Desilets and Chris Currie)*

**MOTION: Mr. Harn moved to accept the applicant's request to continue Public Hearing FY17-10 Special Permit and Determination/Special Permit Application. Seconded by Mr. Currie, the motion passed 3-0-0.**

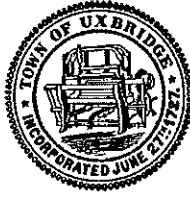
- 2. FY17-12: 46 Capron Street, Special Permit.** The Applicant of record is **Peter Frabotta, III** and the owner of record, **Frabotta Family Irrevocable Trust of 2005.** The Special Permit request is for permission to rent the property for office or business use. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 2588. The title to said land is recorded in the Worcester District Registry of Deeds Books 38243 page 386. The property is located in a Residential A Zone.

**Discussion:** On 01/23/17 the applicant requested to continue the public hearing until the next regularly held ZBA meeting scheduled for March 1, 2017

*(Voting members Mark Wickstrom, Kevin Harn, and Bruce Desilets)*

**MOTION I: Mr. Currie moved to continue public hearing FY-12 46 Capron St. Seconded by Mr. Harn, the motion passed 3-0-0.**

Mark Wickstrom, Chair  
Bruce Desilets, Member  
Kevin Harn, Member  
Chris Currie, Alternate Member  
Joseph Frisk, Alternate Member  
Joseph Alves, Alternate Member



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**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

**MEETING MINUTES: WEDNESDAY, FEBRUARY 1<sup>ST</sup>, 2017**

**II. NEW BUSINESS**

**III. MINUTES/MAIL/INVOICES**

1. 1/4/2017 Meeting Minutes Review

**MOTION:** I Chris Currie make a motion to approve the meeting minutes from the 1/4/2017 Zoning Board of Appeals meeting as written. Seconded by Mr. Harn.

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

1. Reorganization and review the application packet, rules and regulations - passed over.

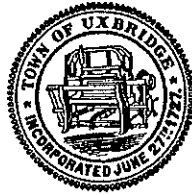
**V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, March 1, 2016 IN UXBRIDGE TOWN HALL Board of Selectman's Room at 6:00pm.**

**MOTION I:** to adjourn the meeting made by Mr. Desilets. Seconded by Mr. Currie, the motion passed 3-0-0.

Respectfully submitted,

Melissa Shelley  
Land Use Administrative Assistant

Mark Wickstrom, Chair  
Bruce Desilets, Member  
Kevin Harn, Member  
Chris Currie, Alternate Member  
Joseph Frisk, Alternate Member  
Joseph Alves, Alternate Member



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**TOWN OF UXBRIDGE  
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**MEETING MINUTES: WEDNESDAY, FEBRUARY 1<sup>ST</sup>, 2017**

**SIGNATURE PAGE**

**ABSENT**

\_\_\_\_\_  
Mark Wickstrom, Chairman

*[Handwritten signature]*  
\_\_\_\_\_  
Kevin Harn, Alternate Member

**ABSENT**

\_\_\_\_\_  
Joe Frisk, Alternate Member

*[Handwritten signature]*  
\_\_\_\_\_  
Bruce Desilets, Alternate Member

\_\_\_\_\_  
Christopher Currie, Alternate Member

**ABSENT**

\_\_\_\_\_  
Joe Alves, Alternate Member

*3/1/2017*  
\_\_\_\_\_  
Date