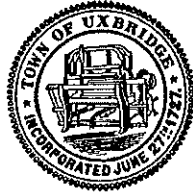


Mark Wickstrom, Chair
Bruce Desilets, Member
Kevin Harn, Member
Chris Currie, Alternate Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate Member



JUN 8 '17 PM 12:27

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, MAY 10, 2017

Minutes of the Uxbridge Zoning Board of Appeals meeting on **Wednesday May 10, 2017** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Present: Chair, Mark Wickstrom, Members Bruce Desilets and Kevin Harn and Administrative Assistant Melissa Shelley

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

II. BUSINESS

Public hearing closed May 3, 2017

FY17-25 The Owner of record is **C & D Land Trust, LLC, Trustee of NTS Realty Trust**, and the Applicant is **Da' Baker Realty, LLC**. The applicant is seeking a **SPECIAL PERMIT** to change a non-conforming use to a contractor's yard pursuant to Section 400-12 B. The property is shown on the Town of Uxbridge Assessor's Maps 50 / 51, Parcels 827, 835 / 147. The title to said land is recorded in the Worcester District Registry of Deeds Book 48293 page 266. The property is located in a **Business Zone**.

Discussion: Mr. Wickstrom briefly reviewed the project. Mr. Desilets visited with the applicant on the property on 5/4/17 and reported that everything looks good, the bridge is in great shape, the proposed business operations will not be anywhere near the brook and fuel tank looks good.

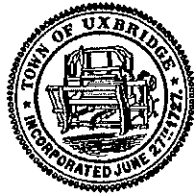
Members then reviewed the Criteria for a Special Permit 400-50, discussed the application and made the following findings with relation to the standards:

- 1) It is a new business in town with employees that will have has a positive impact on the social, economic & community needs as well as the tax base for the town.
- 2) Traffic flow and safety, at a minimum will be the same, but may even be improved. The present nonconforming use of the site as a transportation terminal for up to 30 trucks and trailers is a more intensive use than the proposed use of the site is a contractor's yard.
- 3) While a contractor's yard is not an allowed use in the Business Zone, it is allowed by special permit in the neighboring industrial district and will not affect the neighborhood in any detrimental fashion. While there are some agricultural/residentially zoned properties in the "neighborhood", the abutting properties are basically a commercial /industrial area with little residential traffic on this portion of Ironstone Street. Additionally, the proposed improvements to the property will be an improvement to the area.
- 4) The removal of the onsite fuel dispensary system and related storage tank will reduce the potential of any hazardous impact to the environment.
- 5) Public sewer and water are not available at the site so a non-issue.

The Board discussed conditions and determined the following would be appropriate:

- 1) The existing natural buffer is maintained
- 2) Any external security lighting be pitched down

Mark Wickstrom, Chair
Bruce Desilets, Member
Kevin Harn, Member
Chris Currie, Alternate Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate 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 10, 2017

- 3) Only temporary storage of bulk materials outside
- 4) Appropriate fencing with a gate(s) along Ironstone Road
- 5) Equipment repair will take place inside the building
- 6) The fuel tank on site will be removed
- 7) Vehicle access to Quaker Highway will require site plan approval by the Uxbridge Planning Board

Motion:

Mr. Wickstrom made a **MOTION** to close Public Hearing FY 17-25 126 & 148 Ironstone Street / 64 Balm of Life Spring Road. **MOTION SECONDED** by Mr. Harn passed unanimously by VOTE (3-0-0).

Mr. Wickstrom made a **MOTION** that the Board make the finding that the proposed use of the property as a contractor's yard is not more detrimental to the neighborhood than the current use and that we grant the permit with the conditions as stated in the deliberations. **MOTION SECONDED** by Mr. Desilets passed unanimously by VOTE (3-0-0).

III. MINUTES/MAIL/INVOICES

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

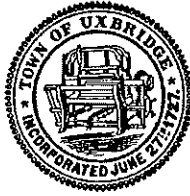
V. ADJOURNMENT: NEXT ZBA MEETING, WEDNESDAY, JUNE 7, 2017

MOTION: Mr. Desilets made a **MOTION** to adjourn the meeting. **MOTION SECONDED** by Mr. Harn passed unanimously by VOTE (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

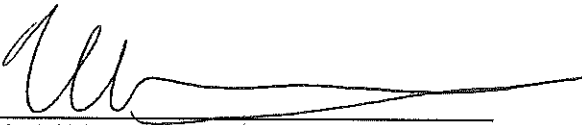


Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: WEDNESDAY, MAY 10, 2017

SIGNATURE PAGE




Mark Wickstrom, Chairman



Bruce Desilets, Alternate Member



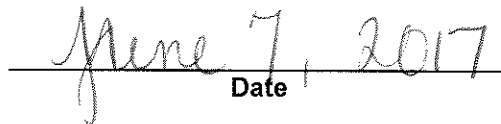
Kevin Harn, Alternate Member



Christopher Currie, Alternate Member



Joe Frisk, Alternate Member



Date