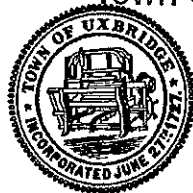


Chris Currie, Chairman
 Kevin Harn, Clerk
 Joseph Frisk, Alternate Member

Received by
 Uxbridge
 Town Clerk



Uxbridge Town Hall
 21 South Main Street, Room 205
 Uxbridge, MA 01569
 508-278-8600 x2013 p
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TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

MEETING MINUTES: WEDNESDAY, August 7, 2017

Minutes of the Uxbridge Zoning Board of Appeals meeting on **Wednesday August 7, 2017** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Present: Kevin Harn, Chris Currie 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

1. **FY17-29: 30 Monahan Drive (870 Quaker Highway), All for One, Inc., Owner/Applicant**, is seeking a **SPECIAL PERMIT** in order to obtain a Class II Auto Dealer License to conduct the sales of used motor vehicles. Property is shown on the Town of Uxbridge Assessor's Map **51** Parcel **2755** and described in a deed recorded at the Worcester Registry of Deeds Book **57224** Page **342** and is located in a **Business Zone**.

Discussion: The Zoning Board did not have a quorum to act on the petition and the applicant provided approval to continue the public hearing to be continued.

MOTION: Mr. Harn moved to continue FY17-29 30 Monahan Drive to the next regularly scheduled meeting of the ZBA on September 6, 2017. Seconded by Mr. Currie the motion passed by vote 2-0-0.

2. **FY17-30: 14 Ryan's Way, Eddie & Jennifer Jameson, Owner/Applicant**, is seeking an 11' **VARIANCE** to the rear setback requirement of 30' in order to construct a deck. Property is shown on the Town of Uxbridge Assessor's Map **24A** Parcel **2415** and described in a deed recorded at the Worcester Registry of Deeds Book **57109** Page **115** and is located in a **Residential A Zone**.

Discussion: The Zoning Board did not have a quorum to act on the petition and the applicant provided approval to continue the public hearing to be continued.

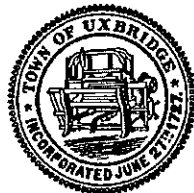
MOTION: Mr. Harn moved to continue FY17-30 14 Ryan's Way to the next regularly scheduled meeting of the ZBA on September 6, 2017. Seconded by Mr. Currie the motion passed by vote 2-0-0.

3. **FY18-01: 690 Quaker Highway, Albert Sliney Applicant**, is seeking a **SPECIAL PERMIT** in order to obtain a Class II Auto Dealer License to conduct the sales of used motor vehicles. Property is shown on the Town of Uxbridge Assessor's Map **45** Parcel **3995** and **4077** and described in a deed recorded at the Worcester Registry of Deeds Book **14087** Page **125** and is located in an **Industrial Zone**.

Discussion: The Zoning Board did not have a quorum to act on the petition and the applicant provided approval to continue the public hearing to be continued.

MOTION: Mr. Harn moved to continue FY18-01 690 Quaker Highway to the next regularly scheduled meeting of the ZBA on September 6, 2017. Seconded by Mr. Currie the motion passed by vote 2-0-0.

Chris Currie, Chairman
Kevin Harn, Clerk
Joseph Frisk, Alternate Member



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TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

MEETING MINUTES: WEDNESDAY, August 7, 2017

II. BUSINESS

1. Review request for an Extension to a Special Permit FY15-01, 145 Henry Street.
 - The applicant is seeking an extension to a Special Permit issued on August 20, 2014 (case number FY15-01). The permit was granted to allow the owner to reconstruct and extend a non-conforming structure on their property. There is no change to the original request. The Board reviewed the applicant's request and the original Special Permit application, plans and decision. The purpose of the Special Permit was to allow for the reconstruction of a 2-story addition that had to be removed due to water damage. The Board found the applicant demonstrated good cause for not being able to commence construction to date and that the project will be completed as originally proposed.
 - Mr. Currie made a **MOTION** to approve the request to extend the Special Permit for 145 Henry Street as described in ZBA application FY15-01 for 3 years the allowable timeframe per MGL Chapter 40A, Section 9, paragraph 14. The extension is approved with the **CONDITION** the project is constructed as originally proposed in plans prepared by Andrew's Survey and Engineering dated July 16, 2014. **MOTION SECONDED** by Mr. Harn passed by unanimous **VOTE** of 2-0-0.

III. MINUTES/MAIL/INVOICES

1. Review June 7, 2017 and June 21, 2017 ZBA meeting minutes.

MOTION: Mr. Harn moved to approve the June 7, 2017 meeting minutes of the ZBA. Mr. Currie seconded and the motion passed 2-0-0.

MOTION: Mr. Harn moved to approve the June 21, 2017 meeting minutes of the ZBA. Mr. Currie seconded and the motion passed 2-0-0.

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

1. Reorganization

MOTION: Mr. Harn made a motion to nominate Mr. Currie as Chairman of the Zoning Board of Appeals. Mr. Currie seconded and the motion passed by vote 2-0-0.

MOTION: Mr. Currie made a motion to nominate Mr. Harn as Clerk of the Zoning Board of Appeals. Mr. Harn seconded and the motion passed by vote 2-0-0.

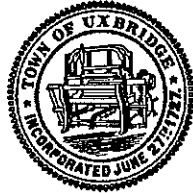
V. ADJOURNMENT: NEXT ZBA MEETING, WEDNESDAY, SEPTEMBER 6, 2017

MOTION: Mr. Currie made a motion to adjourn the meeting. Mr. Harn seconded and the motion passed by vote 2-0-0.

Respectfully submitted,

Melissa Shelley
Land Use Administrative Assistant

Chris Currie, Chairman
Kevin Harn, Clerk
Joseph Frisk, Alternate Member

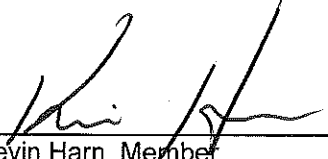


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**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: WEDNESDAY, August 7, 2017

SIGNATURE PAGE



Kevin Harn, Member



Christopher Currie, Member

Joe Frisk, Alternate Member

September 12, 2017
Date