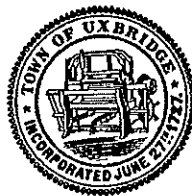


Jim Blackburn, Chairman
Thomas McNulty, Member
Rob Knapik, Member
Tariq Fayyad, Associate Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2019 p

TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

MEETING MINUTES: Wednesday, November 1, 2023

2023 NOV 1 PM 4:24
2023 FEB 17 AM 9:51

Present: Jim Blackburn, Thomas McNulty, Rob Knapik, and Tariq Fayyad

CALL TO 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 Chairperson followed by the pledge of allegiance.

PUBLIC HEARINGS:

1. **FY24-05:** Mark Wickstrom, representing the **Applicant Jason Berlinghoff**, is seeking a **Special Permit** for **116 Providence Street** in accordance with Section 400-12 F of the Uxbridge Zoning Bylaw to reestablish the previous use of the property as a residential single-family dwelling. The property is in the Business Zoning District, shown on the Town of Uxbridge Assessor's **Map 51 Parcel 3744** and described in a deed recorded in the Worcester Registry of Deeds **Book 62555 Page 216**.

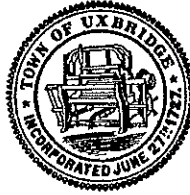
Presentation: Mr. Wickstrom, who is representing the petitioner and applicant, Jason Berlinghoff, explained the applicant wishes to build a single-family house on the property lot known as 116 Providence Street. Mr. Wickstrom provided some history from a recorded deed in 2012, this lot had an existing single-family structure on the property, today on the assessor's map that structure still shows. As of now that structure has been demolished with the anticipation it would be a business use but that never went into effect. In 2017, the owner at the time wanted to revive that use and obtained a special permit to build a single-family house, since then that permit has expired.

Mr. Wickstrom stated the applicant Jason Berlinghoff, has current plans, and has explored options for a well and has current septic plans underway. Mr. Wickstrom cited the Zoning Bylaws, Section 400-12 (F) Abandonment or Non-Use and determined that their standard is that the re-establishment shall not cause substantial detriment to the community. He described the area and adjacent properties along with a solar field. The property complies with frontage and acreage zoning requirements.

Abutter Comments:

Bruce Chartier, 104 Providence Street asked whether this would change the zoning if a permit was granted. Mr. Knapik explained the zone will not change only the zoning of the specific lot in question. There were no comments on Zoom.

Jim Blackburn, Chairman
Thomas McNulty, Member
Rob Knapik, Member
Tariq Fayyad, Associate Member



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**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

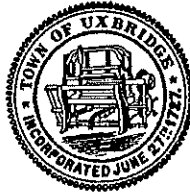
MEETING MINUTES: Wednesday, November 1, 2023

Motion: Mr. Knapik moved to close the public hearing of FY 24-05 for 116 Providence Street. Motion seconded by Mr. McNulty, passed unanimously by vote of 4-0-0.

Motion: Mr. McNulty moved to approve the application and grant a special permit to reestablish a single-family residence on a finding that the reestablishment is not more detrimental to the community. Mr. Knapik seconded, and the motion passed unanimously 4-0-0.

Respectfully Submitted,
Kelly Hendricks

Jim Blackburn, Chairman
Thomas McNulty, Member
Rob Knapik, Member
Tariq Fayyad, Associate Member

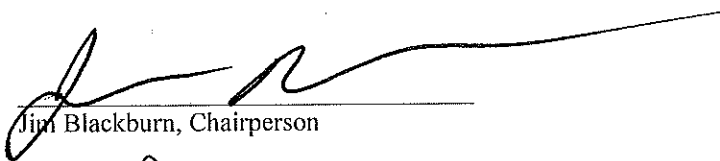


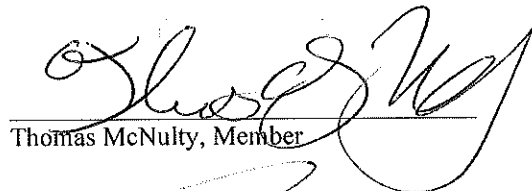
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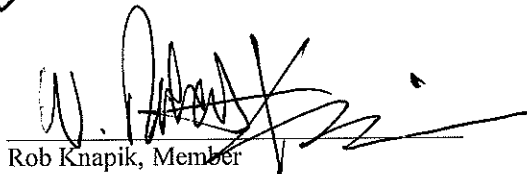
**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

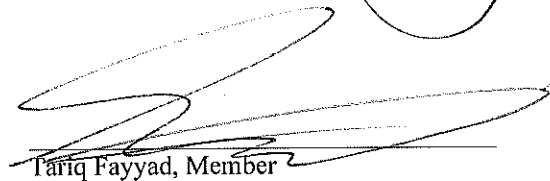
MEETING MINUTES: Wednesday, November 1, 2023

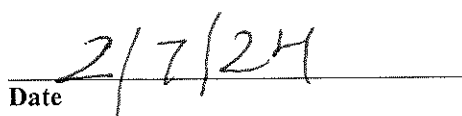
SIGNATURES:


Jim Blackburn, Chairperson


Thomas McNulty, Member


Rob Knapik, Member


Tariq Fayyad, Member


Date