

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



Uxbridge Town Hall
21 South Main Street, Room 203
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

**DECISION
VARIANCE GRANTED**

APR 14 '15 AM 11:33

ZBA Case# FY 15-13
Zone: Agricultural
Property Location: 220 Sutton Street, Uxbridge, MA
Assessor's Reference: Map 25 Parcel 918
Worcester District Registry of Deeds: Book 33724 Page 8
Owner / Applicant: Matthew Keane & Jennie Keane

Received by
Uxbridge
Town Clerk

BACKGROUND

FY15-09: The Applicant is requesting a Variance for a proposed structure as shown on the plans submitted, to build an addition that will encroach into the left-side setback.

SUBMITTALS: The Application and materials included a site plan with proposed location of the addition.

VOTING MEMBERS PRESENT: Chair Mark Wickstrom, Vice Chair Steve O'Connell, Member Bruce Desilets.

PRESENTATION / DELIBERATIONS / PROPOSED FINDINGS OF FACT

The Public Hearing was opened and closed on April 1, 2015. The Applicant submitted the following testimony and evidence:

1. The proposed addition would encroach approximately eighteen (18') feet into the left side setback.
2. Without substantial financial hardship, the proposed addition cannot be located anywhere else on the property given the topography of the land and the location of the well and septic.
3. The proposal would be beneficial to the neighborhood as it would garage two automobiles presently stored outside.
4. The proposal would not abrogate from the intent of the zoning bylaw.

There were no abutters present, there was testimony that one abutter was in support of the project.

MOTIONS/VOTE

Mr. Desilets, made a motion that the Board close the Public Hearing. Seconded by Mr. O'Connell, the motion carried 3-0-0.

VOTE: VARIANCE GRANTED: Mr. O'Connell made a motion that the Board APPROVE the VARIANCE of Eighteen (18') Feet into the side setback with finding that there is a financial hardship due to the topography of the land, there is no derogation of the public good and intent of the Zoning Bylaws and no impact on the neighborhood.

Seconded by Mr. Desilets, the motion carried 3-0-0.

DECISION

VARIANCE GRANTED

April 1, 2015

ZBA Case# FY15-13

Zone: Agricultural

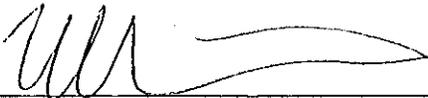
Property Location 220 Sutton Street, Uxbridge, MA

Assessor's Map 11 Parcel 1068

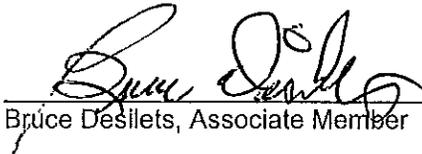
Worcester District Registry of Deeds Book 45620 Page 350

Owners: Matthew and Jennie Keane

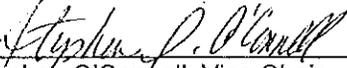
SIGNATURE PAGE



Mark Wickstrom, Chair



Bruce Desilets, Associate Member



Stephen O'Connell, Vice Chair

4-14-15

Date