

Town of Uxbridge
Zoning Board of Appeals
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MEETING MINUTES

OCT 03 '13 AM 08:47

ZONING BOARD OF APPEALS Received by **Wednesday, May 8, 2013** Uxbridge Town Clerk

Minutes of the Uxbridge Zoning Board of Appeals meeting held on Wednesday, May 8, 2013 in the Lower Town Hall's Meeting Room of the Uxbridge Town Hall.

Zoning Board of Appeals Members Present: Chairman, Mark Wickstrom, Stephen O'Connell, Bonnie Tetrault & Christopher Walkiewicz. Member absent: Alternate, and Joseph Frisk.
The meeting being duly called, properly posted, Chairman, Mr. Wickstrom called meeting to order shortly after 7:00 p.m. with the Pledge of Allegiance

PUBLIC HEARINGS

FY13-10 – Uxbridge Housing Association, Inc. for 65 Hartford Avenue East, Uxbridge. Applicant is seeking a **Comprehensive Permit, under MGL Chapter 40 §B and waivers from the Zoning and General By-laws** for the redevelopment of the Blanchard School into 25 affordable housing units. The property is located at **65 Hartford Avenue East, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 12A, Parcel 2171 as described in a deed recorded in the Worcester District Registry of Deeds Books 892 & 1644 and Deed pages 107-109 and 415-417; located in the Residential A zone. Mr. O'Connell recused himself from this public hearing.

Mike Potaski spoke on behalf of the Uxbridge Housing Association.

Paul Hutnak spoke for Andrews Surveying & Engineering.

Ed Nunes of NTA, Jon Juhl of Jon Juhl, James Buechel of Boston

Doris Merchan resident of School St, Uxbridge, concerns were lights, security & privacy fence.

Also, children playing on School Street.

Ms. Tetrault made a **MOTION** to continue the Public hearing until May 29th 2013, Mr. Wickstrom **seconded** the motion, vote (2-0-1). Mr. Walkiewicz had to leave the meeting.

FY13-09 – Daniel & Maryellen Tetreau of 85 Mill Street, Uxbridge. Applicant is requesting a Variance/Special Permit for side setback of 18 +/- feet to construct a garage 30X12 12X12 in the Agricultural Zone. The property is located at **85 Mill St, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 34, Parcel 3292 as described in a deed recorded in the Worcester District Registry of Deeds Book 18139 Page 258; located in Agricultural zone.

Mr. Tetreau spoke on behalf of himself and his wife.

Letter from abutter was submitted in favor of the project.

Ms. Tetreault made a **MOTION** to approve the **VARIANCE**, Mr. O'Connell **seconded** the motion, all in Favor (3-0-0).

Old/New Business:

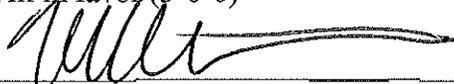
Minutes, Schedule for FY14:

April 3, 2013 – Mr. O’Connell made a **MOTION** to accept minutes. Ms. Tetrault **seconded**. All in Favor (3-0-0).

Schedule for FY2014 - Ms. Tetrault made a **MOTION** to approve the schedule, Mr. O’Connell seconded. All in Favor (3-0-0).

Closing:

At 8:20, Ms. Tetrault made a **MOTION** to adjourn the meeting, Mr. O’Connell **Seconded** the motion. All in favor (3-0-0)



Mark Wickstrom, Chairman

Stephen O’Connell, Vice Chairman



Bonnie Tetrault

absent

Joseph Frisk

Christopher Walkiewicz, Alternate

Date: 10-2-13