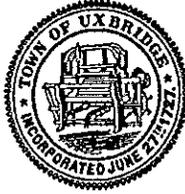


Mark Wickstrom, Chair  
Stephen O'Connell, Vice Chair  
Bruce Desilets, Member  
Joseph Alves, Associate Member  
Thomas Bentley, Associate Member  
Joseph Frisk, Associate Member



Uxbridge Town Hall  
21 South Main Street, Room 205  
Uxbridge, MA 01569  
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**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

**Received by  
Uxbridge  
Town Clerk**

**MEETING MINUTES: WEDNESDAY, MARCH 4, 2015**

Minutes of the Uxbridge Zoning Board of Appeals regularly scheduled meeting on **Wednesday March 4, 2015** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

**Present:** Chair Mark Wickstrom, Vice Chair Stephen O'Connell, Member Bruce Desilets & Administrative Assistant Lynn Marchand

**Absent:** Members Joseph Alves, Joseph Frisk, & Thomas Bentley.

**Note:** Agenda items were taken out of 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 Chair. He noted that the agenda items were going to be taken out of order. Board proceeded to Agenda Item II, New Business: review/discuss possible Zoning Bylaw changes to be placed on Town Meeting Warrant.

**I. PUBLIC HEARINGS**

**FY15-09: Uxville, LLC/Antonio DeMelo Jr.** Applicants are requesting a Variance/Special Permit for construction of multiple residential units. The property is located at **32 South Main Street, Uxbridge, MA** as shown on the Town of Uxbridge Assessor's Map 25, 918 and described in a deed recorded in the Worcester Registry of Deeds Book 33724 Page 8; in business zone.

Robert Knapik, for the applicant, noted that quorum was not met, that a majority vote was required to approve the permit, and asked if they could schedule another meeting outside the Board's regular meeting schedule.

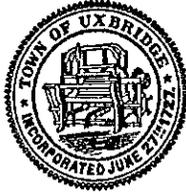
At approximately 6:14, the Chair opened the Public Hearing for FY15-09, application for special permit for property located on 32 South Main Street, Uxbridge, MA.

**MOTION I:** to continue FY15-09, 32 South Main Street, Public Hearing discussions to Wednesday, March 11, 2015 made by Mr. Desilets. Motion was seconded by Mr. Wickstrom. Motion carried 2-0-0. Mr. O'Connell was recused from the vote.

**II. NEW BUSINESS**

Discussed proposed Zoning Bylaw changes of Section F "Accessory Uses" from Appendix A Table Of Use Regulations, Appendix A, Table of Use Regulations under part B, "Essential Services", and Section 400-11.

Mark Wickstrom, Chair  
Stephen O'Connell, Vice Chair  
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**MEETING MINUTES: WEDNESDAY, MARCH 4, 2015**

**III. MINUTES/MAIL/INVOICES**

MOTION I: Mr. Desilets made a motion to approved the meeting minutes of 09/03/14 as written. Mr. Wickstrom seconded the motion. Motion carried 2-0-1.

MOTION I: Mr. O'Connell made a motion to approved the meeting minutes of 1/7/15 as written. Mr. Wickstrom seconded the motion. Motion carried 2-0-1.

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

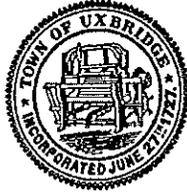
**V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, MARCH 11, 2015.**

At approximately 6:40pm, Mr. Desilets made a motion to adjourn the meeting. It was seconded by Mr. Wickstrom. Motion carried 2-0-0.

Respectfully submitted,

Lynn Marchand  
Land Use Administrative Assistant

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



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**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

**MEETING MINUTES: WEDNESDAY, MARCH 4, 2015**

**SIGNATURE PAGE**

\_\_\_\_\_  
Mark Wickstrom, Chair

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Joseph Alves, Associate Member

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Stephen O'Connell, Vice Chair

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Bruce Desilets, Member

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Thomas Bentley, Associate Member

\_\_\_\_\_  
Joseph Frisk, Associate Member

3-11-2015

\_\_\_\_\_  
Date