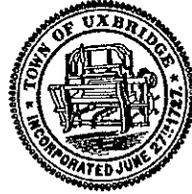


DEC 7 '15 4:11:05

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



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**

Received by
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Town Clerk

ORIGINAL

MEETING MINUTES: WEDNESDAY, NOVEMBER 4, 2015

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

Present: Chairman Mark Wickstrom, Vice Chair Stephen O'Connell, and Alternate Member Thomas Bentley

Absent: Alternate Member Joseph Alves, and Alternate Member Joseph Frisk
Administrative Assistant Lynn Marchand

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. 16-07: 26 Marywood St., Owners Robert & Elizabeth Lodi. Applicant is seeking a **SPECIAL PERMIT** to enlarge existing deck within the area between existing stairs and bump-out on back of house without having to move stairs or go over the driveway. Property is shown on the Town of Uxbridge Assessor's Map 24A Parcel 0628 and described in a deed recorded at the Worcester Registry of Deeds Book 18189 Page 48 and is located in Residential-A zone

Applicant submitted a plot plan where proposed deck will go and stated that it might end up being smaller than shown so that it will be lined up with the landing at the bottom of the stairs.

The Chair summarized the proposal stating that it was a non-conforming older lot that does not have the frontage that would be required of a new lot in this zone. He further stated that the proposal adds bulk into the setback but does not go any further into it than existing house already is.

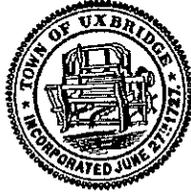
No abutters were present.

MOTION I: to close the public hearing made by Mr. O'Connell.
Motion was seconded by Mr. Bentley.
Motion carried 3-0-0.

MOTION II: Mr. Wickstrom made a motion that the Board **GRANT** the **SPECIAL PERMIT** to allow the construction of the proposed deck as shown on the plan dated October 7, 2015, drawn by Byron Andrews, and make a finding that the proposal meets the standard set forth in Chapter 40A Section 6 in that the new structure is not substantially more detrimental to the neighborhood than the existing structure; furthermore, the applicant be allowed to build as close to the left side setback as 19 feet. Board has discussed the criteria under Uxbridge Zoning Bylaw 400-50 and finds that there is no adverse impact under any of those criteria.
Motion was seconded by Mr. O'Connell.
Motion carried 3-0-0.

II. NEW BUSINESS

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



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MEETING MINUTES: WEDNESDAY, NOVEMBER 4, 2015

III. MINUTES/MAIL/INVOICES:

06/03/15 Meeting Minutes –Passed over due to lack of quorum of original voting members present at the June 3, 2015 ZBA meeting.

10/07/15 Meeting Minutes:

MOTION I: to approve the meeting minutes of 10/7/15 as written made by Mr. O'Connell.
Motion was seconded by Mr. Bentley.
Motion carried 3-0-0.

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

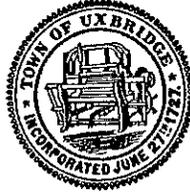
V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, December 2, 2015

At approximately 7:18 pm, Mr. O'Connell made a motion to adjourn the meeting.
Motion was seconded by Mr. Bentley.
Motion carried 3-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

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



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ZONING BOARD OF APPEALS**

MEETING MINUTES: WEDNESDAY, NOVEMBER 4, 2015

SIGNATURE PAGE

Mark Wickstrom, Chair

Absent

Joseph Alves, Associate Member

Stephen O'Connell, Vice Chair

Thomas Bentley, Associate Member

Absent

~~November 4, 2015~~

11-7-15

Joseph Frisk, Associate Member

Date