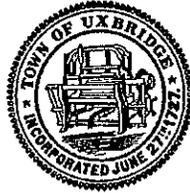


Mark Wickstrom, Chair  
Stephen O'Connell, Vice Chair  
Joseph Alves, Alternate Member  
Thomas Bentley, Alternate Member  
Joseph Frisk, Alternate Member



Uxbridge Town Hall  
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**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

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**MEETING MINUTES: WEDNESDAY, FEBRUARY 3, 2016**

Minutes of the Uxbridge Zoning Board of Appeals regularly scheduled meeting on **Wednesday February 3, 2016** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

**Present:** Chairman Mark Wickstrom, Alternate Member Joseph Alves, and Alternate Member Joseph Frisk via remote participation  
Administrative Assistant Lynn Marchand

**Absent:** Vice Chair Stephen O'Connell, and Alternate Member Thomas Bentley

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. Chair stated Member, Joseph Frisk, would be participating via remote access due to geographical distance. Other members of the Board could not participate due to conflict of interest. The Chair noted that a physical quorum was met and stated that all votes must be by roll call vote in compliance with Mass. General Law.

**I. PUBLIC HEARINGS**

**1. FY16-09: 164 Providence Street/Owner, Clean Energy Collective, LLC.** Applicant is seeking a **VARIANCE/SPECIAL PERMIT** to place an auxiliary structure inside the front setback boundary for the purpose of storing parts and supplies. Property is shown on the Town of Uxbridge Assessor's Map 51 Parcels 2881/2841/2768 and described in a deed recorded at the Worcester Registry of Deeds Book 53351 Page 359 and is located in a Business zone.

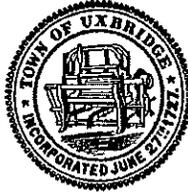
Representatives of Clean Energy Collective, Joseph Shanahan and Steve Vastola were present at the meeting. Mr. Shannon stated the previous Zoning Enforcement Officer's (ZEO) allowed the auxiliary structure, the storage container was purchased, there was a change of Town officials, and Mr. Vastola was informed by the current ZEO that the structure was not allowed, in its current location, due to the 65-foot front yard setback zoning requirement, without a Variance from the Zoning Board of Appeals.

The current location of the structure, at the entrance, was stated as necessary, owing to the shape of the lot and the now constructed solar facility, for multiple reasons including ease of access and potential damage to arrays during parts and supply deliveries if it were located elsewhere on the lot. The financial hardship was outlined to the Board due to the shape of the lot and location of the interconnected solar arrays. Mr. Shanahan also reviewed the submitted narrative regarding the passiveness of the container's use and contents: no hazardous emissions, no health risks, noise, or added traffic congestion, no impact on land & drainage, no fire risk, no visual impact and no security risk.

Mr. Shanahan also stated that additional plantings would be provided supplementary to the screening required by the Special Permit issued by the Uxbridge Planning Board. He further stated that Andrews Engineering would be creating a definitive planting schedule to be installed in the spring and also a planting site plan.

**Deliberations:** The Board stated their agreement with the location of the container as the best spot for it. It was stated that the whole project would be visually bettered by the proposed additional screening.

Mark Wickstrom, Chair  
Stephen O'Connell, Vice Chair  
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, FEBRUARY 3, 2016**

**MOTION I:** to close the public hearing made by Mr. Alves.

Motion was seconded by Mr. Frisk. Motion carried by roll call vote 3-0-0. Mr. Alves-aye. Mr. Frisk-aye. Mr. Wickstrom-aye.

**MOTION II:** Mr. Alves made a motion that the Board **GRANT** the petition for a **VARIANCE**, and allow the construction of the proposed storage container on the plan submitted with the application and that the Board finds that if the Variance were not granted, the applicant would suffer a financial hardship due to the shape and topography of the land as shown on the plan and that the literal enforcement of the Zoning Bylaw would cause that hardship. Furthermore, the Variance may be granted without substantial detriment to the public good nor derogate from the intent or purpose of the Zoning Bylaws. Variance is conditioned upon additional planting of vegetation as shown on the plan and subject to Planning Board approval of final plantings upon completion.

Motion was seconded by Mr. Frisk.

Motion carried by roll call vote, 3-0-0. Mr. Alves-aye. Mr. Frisk-aye. Mr. Wickstrom-aye.

**II. NEW BUSINESS**

**III. MINUTES/MAIL/INVOICES:**

12/02/15 Meeting Minutes:

**MOTION I:** to approve the meeting minutes of 12/02/15 as written made by Mr. Alves.

Motion was seconded by Mr. Wickstrom.

Motion carried by roll call vote 3-0-1. Mr. Alves-aye. Mr. Wickstrom-aye. Mr. Frisk-abstained as he did not participate in the 12/02/15 meeting.

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

**V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, MARCH 2, 2016**

At approximately 6:50 pm, Mr. Frisk made a motion to adjourn the meeting.

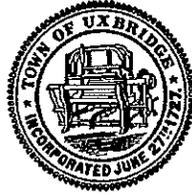
Motion was seconded by Mr. Alves.

Motion carried by roll call vote 3-0-0. Mr. Frisk-aye. Mr. Alves-aye. Mr. Wickstrom-aye.

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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**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

**MEETING MINUTES: WEDNESDAY, FEBRUARY 3, 2016**

**SIGNATURE PAGE**

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

Absent

\_\_\_\_\_  
Stephen O'Connell, Vice Chair

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

\_\_\_\_\_  
Joseph Alves, Associate Member

Absent

\_\_\_\_\_  
Thomas Bentley, Associate Member

3-7-2016

\_\_\_\_\_  
Date