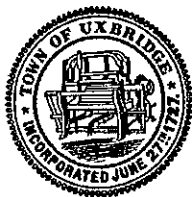


Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
Joseph Alves, Alternate Member
Thomas Bentley, Alternate Member
Joseph Frisk, Alternate Member



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

MEETING MINUTES: WEDNESDAY, MAY 4 2016

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Minutes of the Uxbridge Zoning Board of Appeals meeting on **Wednesday May 4, 2016** 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 Tom Bentley; Administrative Assistant Lynn Marchand

Absent: Alternate Member Joseph Alves and Alternate Member Joseph Frisk

It being approximately 6:15 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.

MOTION I: to take agenda item, Section II number 1, out of order made by Mr. O'Connell.
Motion was seconded by Mr. Bentley. Motion carried 3-0-0.

I. PUBLIC HEARINGS

1. **FY16-11: 399 Hartford Ave East/Owner, Doug Beland.** Applicant is seeking a **SPECIAL PERMIT/VARIANCE** in order to change the use from garage car repair to a landscaping contractor's yard and keeping/storing of equipment on the property. Property is shown on the Town of Uxbridge Assessor's Map 7 Parcel 2967 and described in a deed recorded at the Worcester Registry of Deeds Book 54615 Page 76 and is located in Residential C zone.

The applicant, Mr. Beland informed the Board that he had spoken with the abutters after the last meeting and had worked on addressing their issues over the past month including installing an 18' berm and putting up an 80' arborvitae fence (20 trees total), approximately 7-8' high to block their view, limited trash and fumes, moved a large mound of dirt out of the way that previously blocked visibility from the abutters' driveway,

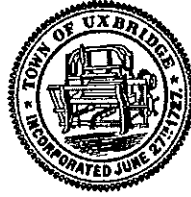
Abutter, Robert Nordstrom, stated that the site line from their deck still allows their site and equipment to be visible. Other abutters were stated to be shielded from this view but that it was still visible from their property. Mr. Nordstrom also felt that their property value had deteriorated, that the business should not be grandfathered in as there was no activity in the barn for many years prior to the landscaping business, and the increase in the scale of activity was very significant.

The applicant stated the previous owner had a side construction business. He asked what else could be done to address the issues.

Board discussed whether or not it could be grandfathered due to the lapse in use as well as the intensity of the increase in the non-conforming use within a residential zone. The Chair stated that the Board has to make a factual finding that the current use is not more detrimental than the previous use, based on the standard stated in the UZBL.

Mr. O'Connell discussed the abutters concern regarding visual and noise impacts and asked if the abutters felt something could be worked out with an increase of effort on the applicant's part to address their issues. The Chair asked the abutter if there was something that could mitigate the impact to him that that is enforceable and would help keep the value of your property.

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Mr. Nordstrom brought up additional issues including a gap between the properties that allows diesel fumes to come over to their property in high quantities. He also discussed the parking of vehicles near the barn and being so close to the road, it causes them to have to exit their driveway "blind" onto the street with cars frequently speeding as well as the times of operation.

The Board asked the applicant to wait to spend additional money to address the issue until the Board could do a site visit so they---the Board, applicant, and abutter---could view the property together to see and hear the issues first hand.

The Board stated a written extension was needed to the time in which the Board was required to take action. The applicant signed a 60-day extension note.

MOTION I: to continue the public hearing to Wednesday, June 1, 2016 at 6pm in the Town Hall and to hold a posted meeting at 399 Hartford Ave East on Thursday, May 12, 2016 at 8:30 a.m. for a site visit. made by Mr. O'Connell.

Motion was seconded by Mr. Bentley
Motion carried 3-0-0.

II. NEW BUSINESS

1. Blanchard School, Request for Special Permit Extension

Harry Romasco, president of the Virginia Blanchard Memorial Housing, spoke to the matter. He reviewed briefly the previous visits before the Board, discussing the plans to develop the Blanchard School and provide affordable veteran's housing. Mr. Romasco submitted to the Board, 2015/16 milestones, the preliminary development & construction schedule from 2012 to present and hopefully closing in February 2017, with rentals in 2018. He updated the Board stating the final step was their submitting to the One Stop Application, last stop for their financing, approximately seven million dollars, and anticipated to be completed by 2017. He stated due to their land development agreement, they needed the extension from the Board to December of 2018.

No Board members or abutters had questions.

MOTION I: to extend the Special Permit for the redevelopment of the Virginia Blanchard School to December 31, 2017, with all prior conditions of approval to remain in effect as originally granted made by Mr. O'Connell.

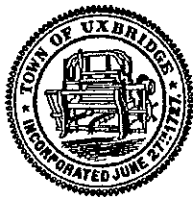
Mr. Bentley seconded the motion.
Motion carried 3-0-0.

2. FY 2017 Meeting Schedule

MOTION I: to accept the 2017 Meeting Schedule with the years with the amendment to change the 2015/16 dates to 2016/17 made by Mr. O'Connell.

Motion was seconded by Mr. Bentley.
Motion carried 3-0-0.

Mark Wickstrom, Chair
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III. MINUTES/MAIL/INVOICES:

04/06/16 Meeting Minutes: passed over

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

1. 02/24/16 Planning Board Memo regarding footnote #4 of the Table of Dimensional Requirements

Discussion was had regarding the request. Chair asked to keep it on the schedule and asked that a member of the Planning Board attend a future ZBA meeting to expound on the reasons for the requested change.


**V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, JUNE 2001, 2016 IN UXBRIDGE TOWN HALL
*ZBA MEETING/SITE VISIT TO 399 HARTFORD AVE EAST, THURSDAY, MAY 12, 2016.**

At approximately 6:52 pm, Mr. O'Connell made a motion to adjourn the meeting. Motion was seconded by Mr. Bentley. Motion carried 3-0-0.

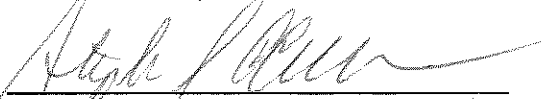
Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

SIGNATURE PAGE



Mark Wickstrom, Chair



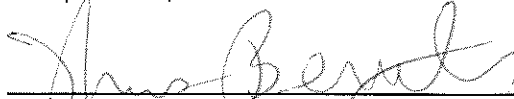
Stephen O'Connell, Vice Chair

Absent

Joseph Frisk, Associate Member

Absent

Joseph Alves, Associate Member



Thomas Bentley, Associate Member

Date 6/1/16