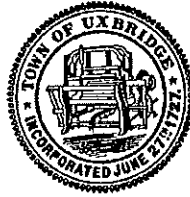


Mark Wickstrom, Chair
Thomas Bentley, Member
Bruce Desilets, Alternate Member
Joseph Frisk, Alternate Member
Kevin Harn, Alternate Member
Chris Currie, Alternate Member



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

**Received by
Uxbridge
Town Clerk**

MEETING MINUTES: WEDNESDAY, OCTOBER 5, 2016

Minutes of the Uxbridge Zoning Board of Appeals meeting on **Wednesday October 5, 2016** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Present: Member Thomas Bentley, Alternate Member Kevin Harn, Alternate Member Bruce Desilets, and Alternate Member Christopher Currie; Also present, Administrative Assistant Lynn Marchand

Absent: Chairman Mark Wickstrom & Alternate Member Joseph Frisk

It being approximately 7:00 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

Continued from September 21, 2016 (Site walk performed on October 8, 2016)

2. **FY17-02: 0 Old Elmdale Road, Aris Group LLC, Owner/Applicant.** Applicant is seeking a **SPECIAL PERMIT** to remove sand and gravel from the property in accordance with Chapter 181 of the Uxbridge Zoning Bylaws. Property is shown on the Town of Uxbridge Assessor's Map 25 Parcel 3979 and described in a deed recorded at the Worcester Registry of Deeds Book 55344 Page 172 and is located in a residential A zoning district.

General discussion was had to determine a site visit date.

MOTION I: to continue FY17-02, 0 Old Elmdale Rd to November 2nd and a site visit on October 8th at 9:00am made by Mr. Desilets.

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

Continued from September 21, 2016

3. **FY17-03: 0 Quaker Street, Richard Hurteau, Owner.** Applicant is seeking a **VARIANCE** to construct a single family dwelling lacking the required frontage. The property has no frontage in the Town of Uxbridge. Property is shown on the Town of Uxbridge Assessor's Map 51 Parcel 2341 and 1438 and is shown on the Town of Millville Assessor's Map 124-9-14 and described in a deed recorded at the Worcester Registry of Deeds Book 39254 Page 67 and is located in an agricultural zoning district.

Mr. Bentley stated the applicant had asked for a continuance to the November meeting.

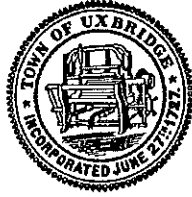
MOTION I: to continue FY17-03, 0 Quaker St to November 2nd made by Mr. Desilets.

Motion was seconded by Mr. Harn. Motion carried vote 3-0-0.

Continued from October 5, 2016; Site Visit August 8, 2016

4. **FY17-04: 262 Millville Road, Uxbridge Center Crossing, LLC / Aris Group, LLC, Owner/Applicant.** Owner/applicant is seeking a **SPECIAL PERMIT** to construct a gas service station and retail (convenience store), on a parcel located within an industrial and business zoned area. In accordance with the Uxbridge Zoning Bylaw Appendix D, Commercial Uses "Gasoline or Oil Filling station" requires a special permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on

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TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

MEETING MINUTES: WEDNESDAY, October 5, 2016

the Town of Uxbridge Assessor's Map 30 Parcel 2077 and described in a deed recorded at the Worcester Registry of Deeds Book 51999 Page 210 and is located in a business zone and an industrial zone.

Abutters spoke regarding the continuances, property values, and the dangerous intersection and traffic in the area. They stated that they did not want the gas station at that location. General discussion was had with the Board, abutters, and the applicant's engineer, Stephen O'Connell of Andrews Engineering. Mr. O'Connell stated that a traffic study was being done. The Board was also going to follow-up with the police dept. to get crash data on the area.

Also entered into the record was input from BOH, DEP, and the FD.

Mr. O'Connell addressed Mr. Desilets previous question regarding frontage by stating they would cut out a Lot, for the gas station and that there was enough frontage for both the house and the gas station.

MOTION I: to continue FY17-04, 262 Millville Rd to the next ZBA meeting made by Mr. Desilets. Motion was seconded by Mr. Currie. Motion carried 4-0-0.

II. NEW BUSINESS

III. MINUTES/MAIL/INVOICES:

1. 09/07/16 Meeting Minutes –passed over
2. 09/21/16 Meeting Minutes

MOTION I: to approve the Meeting Minutes of 9/21/16 made by Mr. Desilets. Motion was seconded by Mr. Currie. Motion carried vote 3-0-0.

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

1. FY2017 –Reorganization: passed over
2. Review rules/regulations, application packet, and fee schedule: passed over.

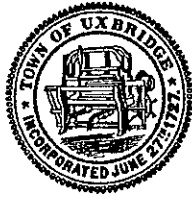
V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, NOVEMBER 2, 2016 IN UXBRIDGE TOWN HALL

MOTION I: to adjourn the meeting made by Mr. Desilets. Motion was seconded by Mr. Currie. Motion carried 4-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant

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MEETING MINUTES: WEDNESDAY, October 5, 2016

SIGNATURE PAGE

Absent

Mark Wickstrom, Chairman

Thomas Bentley, Associate Member

Absent

Bruce Desilets, Alternate Member

Joseph Frisk, Alternate Member

Kevin Harn, Alternate Member

Christopher Currie, Alternate Member

November 2, 2016

Date