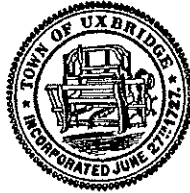


Mark Wickstrom, Chair
Bruce Desilets, Member
Kevin Harn, Member
Chris Currie, Alternate Member
Joseph Frisk, Alternate Member



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

Received by
Uxbridge
Town Clerk

MEETING MINUTES: WEDNESDAY, DECEMBER 7, 2016

Minutes of the Uxbridge Zoning Board of Appeals meeting on **Wednesday December 7, 2016** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Present: Members Bruce Desilets and Kevin Harn; Clerk Christopher Currie; Also present, Administrative Assistant Melissa Shelley and Lynn Marchand

Absent: Chair, Mark Wickstrom

It being approximately 6:10 pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Chair.

I. PUBLIC HEARINGS

Continued from October 5, 2016 (Site visit October 8, 2016)

- 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.

Discussion: The board received a written request on December 7, 2016, from the applicant, to withdraw without prejudice the public hearing for the above referenced project.

MOTION: I Chris Currie move to accept the applicant's request to withdraw without prejudice Special Permit Application FY-02 0 Old Elmdale Road. **Seconded by Mr. Harn.**
Motion passed 3-0-0.

Continued from October 5, 2016 (Site visit August 8, 2016)

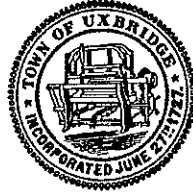
- FY17-04: 262 Millville Road, Uxbridge Center Crossing, LLC / Aris Group, LLC, Owner/Applicant.** Owner/applicant is seeking a **SPECIAL PERMIT** to construct a gas service station and retail (convenience store), on a parcel located within an industrial and business zoned area. In accordance with the 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 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.

Discussion: The board received a written request on December 7, 2016, from the applicant, to withdraw without prejudice the public hearing for the above referenced project.

MOTION: I Chris Currie move to accept the applicant's request to withdraw without prejudice Special Permit Application FY17-04 262 Millville Road. **Seconded by Mr. Harn.**
Motion passed 3-0-0.

[Handwritten signatures and initials: a large signature, 'BED', and 'KA']

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



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TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

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3. **FY17-10: 124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Special Permit and Determination/Special Permit Application.** The Applicant of record are Cumberland Farms, Inc. and the owners of record, **Richard & Edward Riley, Lori & Scott Brady, Blackstone Realty, LLC, & Blackstone Realty, LLC.** The Special Permit request is for permission to allow the operation of a gasoline filling station in a Business Zone. The Determination/Special Permit portion is to allow the alteration or change to a pre-existing nonconforming sign support structure by constructing a new double pole sign and relocating it to a less nonconforming location. The properties are shown on the Town of Uxbridge Assessor's Map 304, Parcels 2966, 2967, 2964, & 2958. The titles to said land are recorded in the Worcester District Registry of Deeds Books 34960, 41846, 18685, & 20548 Pages 391, 394, 305, & 195; Properties are located in a Business zone.

Discussion: The ZBA received a written request on December 7 from the applicant to continue the public hearing for the above referenced project to the next regular scheduled meeting of the Uxbridge ZBA. The reason for the request was to comply with Uxbridge Planning Board directives, prior to meeting with the ZBA, as it would allow the applicant to provide a more complete submission reflecting the results of that review and those discussions.

MOTION: I Chris Currie move to accept the applicant's request to continue 124 & 126 N. Main St., 128-130 N. Main St., 4 Hazel St., & 8-10 Hazel St., Special Permit and Determination/Special Permit Application Seconded by Mr. Harn. Motion passed 3-0-0.

II. NEW BUSINESS

III. MINUTES/MAIL/INVOICES

1. 11/2/16 Meeting Minutes Review

MOTION: I Chris Currie make a motion to approve the meeting minutes from the 11/2/16 Zoning Board of Appeals meeting as written. Seconded by Mr. Harn.

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

1. Continue review of rules/regulations, application packet, and fee schedule – *passed over*

V. ADJOURNMENT: NEXT ZBA MEETING: WEDNESDAY, JANUARY 4, 2016 IN UXBRIDGE TOWN HALL

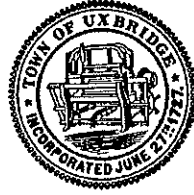
MOTION I: to adjourn the meeting made by Mr. Desilets. Motion was seconded by Mr. Harn.

Respectfully submitted,

Melissa Shelley
Land Use Administrative Assistant

KA
BED

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



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MEETING MINUTES: WEDNESDAY, DECEMBER 7, 2016

SIGNATURE PAGE

ABSENT

Mark Wickstrom, Chairman

Kevin Harn, Alternate Member

ABSENT

Joe Frisk, Alternate Member

Bruce Desilets, Alternate Member

Christopher Currie, Alternate Member

ABSENT

Joe Alves, Alternate Member

1/4/2017

Date