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 JUL 26 '12 PM05:00

TOWN OF UXBRIDGE

Meeting Cancellation

Board or Commission Zoning Board of Appeal

Meeting Date August 1, 2012

Time: 7:00 P.M.

Place Board of Selectmen's Room

Authorized Signature *June A. Bangum*

AGENDA
PUBLIC HEARINGS:

FY13-01 – **Tzeremes Konstantinos**. Applicant is requesting a Special Permit pursuant to sections 400-12(F) and 400-50 of the Uxbridge Zoning Bylaws to reestablish a nonconforming use of the property to allow four apartments to be constructed on the second floor. The property is located at **6 South Main Street, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 24A, Parcels 0867 and as described in a deed recorded in the Worcester District Registry of Deeds Book 26647 Page 299; located in Business zone.

FY13-02 – **Brian & Margaret Bethel**. Applicants are requesting a Variance/Special Permit to expand on the existing family room, resulting in a structure which is 3.6 feet +/- into the rear setback. The property is located at **332 Quaker Highway, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 40 Parcel 0368 and described in a deed recorded in the Worcester District Registry of Deeds Book 14676 Page 199; located in Res-C zone.

FY13-03 - **Richard A. Lamphere, Jr.** Applicant is requesting a Variance/Special Permit proposing an addition (26X26) resulting in a structure which is 9.3 feet +/- into the left side setback. The property is located at **286 Richardson Street, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 34 Parcel 2215 and described in a deed recorded in the Worcester District Registry of Deeds Book 19906 Page 045; located in Res-C zone.

FY13-04 – **Dennis Schadler**. Applicant is seeking a Special Permit for change in USE to Business/Professional use. The property located at **151 North Main Street, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 18A Parcel 2176 and described in a deed recorded in the Worcester District Registry of Deeds Book 11848 Page 295; located in Res-A zone.

OLD/NEW BUSINESS:

- **Review of potential revisions to the Zoning By-laws, “including, but not limited to, the Appendix A Table of Use Regulations, Accessory Uses (Section 400-11) and Non-Conforming Uses and Structures (Section 400-12) and any Definitions relative thereto.**
- **Reorganize for the FY2013 year which started July 1st 2012.**
- **Mail/Miscellaneous**
- **Any other business which may lawfully come before the Board.**

Respectfully submitted, Mark Wickstrom, Chairman, ZBA

MEETING POSTINGS:

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.