



Town of Uxbridge  
**Zoning Board of Appeals**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278.8603

**AGENDA**

The Uxbridge Zoning Board of Appeals will hold a regular meeting on Wednesday, August 3, 2005, at 7:00 PM in the Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA 01569.

**PUBLIC HEARINGS (CONTINUED)**

**FY05-25:** Water Street Mill Corp. is requesting a Variance of 198.02 ft. from the 300 ft. frontage requirement in the Agricultural Zone for a lot bearing a current address of 57 Waterman Way, Uxbridge, MA 01569, Assessors Map 47, Assessors Parcel 4799, Deed Bk. 33485, Deed Pg. 295, in order to change the frontage of the lot from Waterman Way to Aldrich St. for the purpose of creating a so-called 19 +/- acre "estate" lot for the purpose of constructing one single family home. A deed restriction will be placed that will run with the title to the parcel prohibiting further subdivision of the parcel for the purpose of creating building lots. If the ZBA approves the applicant's request, the applicant will petition the Assessors' Office to grant the lot an Aldrich St. address.

**FY06-04:** The Uxbridge Zoning Board of Appeals held a meeting on July 6, 2005 and determined that an amendment was needed to an application from Andrews Survey and Engineering representing applicant William Dix, 34 East St., Whitinsville and therefore continued the Public Hearing to the regularly scheduled August 3, 2005 ZBA Meeting until all applicable documentation has been received. Therefore, Andrews Survey and Engineering has submitted an amended application for a Variance of 39.8 ft. from the required 125 ft. in the Residence A Zone for property owned by the Estate of Margaret Manship (signed by Edward Bernard, Guardian for Margaret Manship, c/o Joseph Cove, 1 North Main St., P.O. Box 390, Uxbridge, MA 01569) to combine Assessors Parcel 2419, 2426 and 2418, Assessors Map 24A, Deed Bk. 22183, Deed Pg. 392 with a total sq. footage of 51,834 sq. ft. for the purpose of demolishing a house located at 20 Pleasant St., Uxbridge, MA and to construct a 4-unit condominium building on the site.

**PUBLIC HEARINGS (NEW)**

**FY06-05:** The applicant, Jo-Ann Bileau, of 246 West St., Uxbridge, MA 01569, is requesting, on behalf of the owners of record, Jo-Ann Bileau and Richard J. Wunschel, a Variance of 24,394 sq. ft. from the 87,120 sq. ft. area requirement in the Agricultural Zone and a Variance of 94 ft. from the 300 ft. frontage requirement in the Agricultural Zone on a pre-existing, non-conforming lot located at 246 West St., Uxbridge, MA 01569, Assessors Map 27.0, Assessors Parcel 1549, Deed Bk. 05868, Deed Pg. 051, in order to construct a 9.5 ft. x 14.5 ft. sunroom on a deck attached to the front of the existing home on the property.

**FY06-06:** The applicant, Paulette Cecconi, of 157 East St., Uxbridge, MA 01569, is requesting, on behalf of the owners of record, Paulette Cecconi, Steven P. Cecconi & Jennifer C. Cecconi, a Variance of 153.08 ft. from the 200 ft. frontage requirement in the Residence C Zone on a proposed lot on East St. to be split from a lot located at 157 East St., Uxbridge, MA 01569, Assessors Map 31, Assessors Parcel 4464, Deed Bk. 26072, Deed Pg. 193, in order to build a single family home.

**FY06-07:** The applicant, Jessie M. Vanderzicht Trust c/o Skip Vanderzicht, 10 Rawson St., Uxbridge, MA 01569, is requesting on behalf of the owner of record, Jessie M. Vanderzicht Trust, a Variance of 48.03 ft. from the 300 ft. frontage requirement in the Agricultural Zone on a proposed lot located on Williams St. to be split from a lot located at 61 Rawson St., Uxbridge, MA 01569, Assessors Map 10, Assessors Parcel 1381, Deed Bk. 15031, Deed Pg. 59, in order to build a single family home.

**CONTINUED / NEW OR OTHER BUSINESS**

- Discussion on Streamlining / Improving ZBA Application / Submittal Process
- Review Mail
- Vote to Accept and Sign July 6 and July 20, 2005 ZBA Meeting Minutes
- Review and Sign Invoices
- Other

Respectfully submitted,

Judith Stocks, Chairman  
Uxbridge Zoning Board of Appeals