



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, October 4, 2006, at 7:00 PM in the B.O.S. Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA 01569.

**PUBLIC HEARING(S) NEW**

**FY07-02:** The applicant(s) / owner(s) of record, Luis C. and Gaby E. Rodas, is (are) seeking, in the Residence A Zone, an Area Variance of 5,625 sq. ft. from the 20,000 sq. ft. Area requirement and a Frontage Variance of 60 ft. from the 125 ft. Frontage requirement, on a pre-existing, non-confirming lot located at 30 Church St., Uxbridge, MA 01569, Town of Uxbridge Assessor's Map 6, Parcel 4455, Worcester District Registry of Deeds' Bk. 37386, Pg. 261, in order to construct a 12 ft. x 20 ft. second floor addition.

**FY07-03:** The applicant(s) / owner(s) of record, Peter M. and Deborah A. Cournoyer, is (are) seeking, in the Residence C Zone, an Area Variance of 17,460 sq. ft. from the 43,560 sq. ft. Area requirement and a Frontage Variance of 75 ft. from the 200 ft. Frontage requirement, on a pre-existing, non-conforming lot located at 206 High St., Uxbridge, MA 01569, Town of Uxbridge Assessor's Map 24C, Parcel 4454, Worcester District Registry of Deeds' Bk. 16958, Pg. 311, in order to construct a 1,311 sq. ft. modular home and raze an existing home.

**FY07-04:** The applicant(s) / owner(s) of record, Joseph and Beth Hickey, is (are) seeking, in the Residence C Zone, an Area Variance of 5,128 sq. ft. from the 43,560 sq. ft. Area requirement and a Frontage Variance of 200 ft. from the 200 ft. Frontage requirement, on a pre-existing, non-conforming lot located at 385 Mendon St., Uxbridge, MA 01569, Town of Uxbridge Assessor's Map 20, Parcel 0271, Worcester District Registry of Deeds' Bk. 19301, Pg. 262, in order to construct a 24 ft. x 24 ft. addition above an existing garage to be used as office and storage.

**FY07-05:** The applicant(s), Scott H. Davidson, and the owner(s) of record, Pat & Dianne Pollard, is (are) seeking, in the Residence B Zone, a Frontage Variance of 35 ft. from the 185 ft. Frontage requirement, on a pre-existing, non-conforming lot located at 53 Brookside Dr., Uxbridge, MA 01569, Town of Uxbridge Assessor's Map 18C, Parcel 2534, Worcester District Registry of Deeds' Bk. 16243, Pg. 144, in order to construct a 24 ft. x 28 ft. three-season room.

**FY07-06:** The applicant(s) / owner(s) of record, David R. and Cheryl E. Morin, is (are), in the Agricultural Zone, a Frontage Variance of 35 ft. from the 300 ft. Frontage requirement, on a pre-existing, non-conforming lot located at 101 Aldrich St., Uxbridge, MA 01569, Town of Uxbridge Assessor's Map 45, Parcel 968, Worcester District Registry of Deeds' Bk. 18285, Pr. 216, in order to construct one single family home and a barn on the lot.

**CONTINUED / NEW / OTHER BUSINESS**

- Discussion on M.G.L. C. 40 S. 6 re: Matters Being Referred to the ZBA
- Discussion on the Zoning Act and the Seven Criteria of Hardship
- Vote to Accept and Endorse 09/06/06 ZBA Meeting Minutes
- Review and Sign Invoices, if any
- Review Mail

Respectfully submitted,

Ernie Esposito, Chairman  
Uxbridge Zoning Board of Appeals