



Town of Uxbridge
Zoning Board of Appeals
21 So. Main St.
Uxbridge, MA 01569
(508) 278.6487

AGENDA

The Town of Uxbridge Zoning Board of Appeals will hold a meeting on Wednesday, November 7, 2007, at 7:00 PM in the B.O.S. Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA, to review the following:

PUBLIC HEARINGS

FY08-21: The applicant/owner of record, Tia and David Hetu / Howard and Elizabeth Frederickson are seeking a Special Permit for Use from Zoning By-Laws (Section VII paragraphs E 1 and D 6) on property located 237 River Road, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 46, Parcel 3318 and recorded in the Worcester County District Registry of Deeds Book 19635, Page 263 located in Industrial zone to allow the use of a gymnastics facility.

FY08-22: The applicant / owner of record, John and Marianna Buteyn are seeking a variance for the side setback from Zoning By-Laws on property located at 274 Sutton Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 11, Parcel 0178 and recorded in the Worcester County District Registry of Deeds Book 06963, Page 381 located in Agricultural zone to construct a 21.1' X 12' garage addition. The addition would encroach into the minimum required side setback area by approximately 1 foot

FY 08-23: The applicant/owner of record, Louis and Susan Desruisseaux are seeking a Special Permit under Section VII A 8b from the Zoning By-Laws on property located 486 Douglas Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 23, Lot 4424 and recorded in the Worcester County District Registry of Deeds Book 27722, Page 346 located in the Business zone to allow the use of a fuel service station with 4,800 sq. ft. of retail store and car wash. A full site plan review by the Planning Board will ultimately be required, but is not part of this application.

FY 08-24: The applicant/owner of record, Tracy Sharkey / Janine and Wayne Meunier and Marianne Wood are seeking a variance from the Zoning By-Laws on property located at 38 Beverly Avenue, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 12C, Lot 4115 and recorded in the Worcester County Registry of Deeds Book 31464 and 34139, Pages 188 and 387 located in Residence A Zone. The applicant seeks to divide a lot into two building lots. Both resulting lots will lack area and frontage as required by Section X of the Zoning By-Laws. Parcel 1 will also require a variance from the left side setback requirement, as the existing house is 8 ft. from the property line (25 ft. required). Parcel 2 will have 10,340 sq. ft. (20,000 sq. ft. required) and 94 ft. frontage (125 ft. required).

FY 08-25: The applicant / owner of record, Wayne Racicot are seeking a Variance for the frontage and square footage from the Zoning By-Laws on property located at 315 Hazel Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 17, Parcel 4571 and recorded in the Worcester County Registry of Deeds Book 23834, Page 53 located in the Agricultural Zone. The applicant would like to demolish an existing old abandoned house and replace it with a modular 27.6' X 50'. The applicant has a shortage of 65,483 on square footage (87,120 sq. ft. required, plot plan map shows .49 acre (21,637 sq. ft.) and a shortage of 156.49' on frontage (300 ft. required, plot plan map shows 143.51 frontage).

OTHER BUSINESS:

- **FY08-017: Consider Issuing Decision** (Special Permit from Zoning By-Laws to allow a commercial garage for storage, maintenance of more than three (3) passenger type vehicles in order to sell used vehicles on property.)
- **Consider establishing regulations regarding applications under 40B Comprehensive Permitting**
- **Minutes, Bills, Correspondence**

Respectfully submitted,

**Mark Wickstrom, Chairman
Uxbridge Zoning Board of Appeals**