



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, May 7, 2008, at 7:00 PM in the Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA, to review the following:

PUBLIC HEARINGS:

FY 08-30: (public hearing cont.) The applicant seeks a Variance from the Zoning By-laws to create a buildable lot on property located at 164 Williams Street, located in Agricultural Zoning District. The proposed lot lacks the required frontage of 300 feet. The plot plan shows 109.50 feet; there is a shortage of 190.5 feet.

FY 08-31: The applicant/owner of record Mr. Ken Barry Ms. Verna Dallaire/Ms. Juanita Maynard are seeking a Variance from the Zoning By-laws on property located at 49 Henry Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 19, Parcel 3285 and recorded in the Worcester County District Registry of Deeds Book 10623, Page 308 located in the Residence A Zoning District to construct a 3-car detached garage. The proposed lot lacks the required area of 20,000 square feet and the required corner lot frontage of 140 feet as well as the required side and rear setbacks of 25 feet and 30 feet. The plot plan shows an area of 9,981 feet; there is a shortage of 10,019 square feet. The plot plan shows corner lot frontage of 100 feet; a shortage of 40 feet. The plot plan shows 10.7 feet for the side setback and 14.2 feet for the rear setback; a shortage of 14.3 feet and 15.8 feet. The lot is dimensionally substandard, therefore any addition to the structure requires this application under the current language of our Zoning Bylaws.

FY 08-32: The applicant/owner of record Luis and Gaby Rodas are seeking a Determination by the Zoning Board of Appeals on property located at 30 Church Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 6, Parcel 4455 and recorded in the Worcester County District Registry of Deeds Book 37386, Page 261 located in the Residence A Zoning District. According to the Zoning Bylaws, the Residence "A" Zoning District requires 125' frontage, Assessor's map shows 65 feet, leaving a shortage of 60 feet and 20,000 square feet area required, Assessor's map shows 14,375; a shortage of 5,625 square feet. A Zoning decision of October 2006 allowed construction of a 12' x 20' 2nd floor addition on a 12' x 20' structure on the dimensionally non-conforming lot. The size of the structure that was built is 13.6' x 31.7' which is substantially larger than what was authorized.

FY 08-33: The applicant/owner of record John and Mary Demers are seeking a frontage Variance from the Zoning By-laws on property located at 104 Mill Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 34, Parcel 4027 and recorded in the Worcester County District Registry of Deeds Book 26469, Page 160 located in the Residence C Zoning District to construct a two-story 16' x 24' addition with a 6' x 24' Farmers porch. The proposed lot lacks the required frontage of 200 feet. The plot plan shows 159.77 feet; a shortage of 40.23 feet. Therefore this application is required under the current language of our Zoning Bylaws.

FY 08-34: The applicant/owner of record Mr. Thomas and Linda Christian are seeking a Variance for frontage and square footage from the Zoning By-laws on property located at 5 Highview Drive, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 18D, Parcel 1792 and recorded in the Worcester County District Registry of Deeds Book 19088, Page 329 in the Residence B Zoning District to construct a 14' x 16' deck onto an existing deck. The proposed lot lacks the required frontage of 200 feet and the required area of one acre. The plot plan shows 188.56' frontage on both streets; therefore a shortage of 11.44' on both streets and the area shows 38,953 square feet; a shortage of 4,607 square feet. This application is required under the current language of our Zoning Bylaws.

OTHER BUSINESS:

- Taft Hill Manor – Special Permit issued January '99 - update
- Consider setting FY 09 Meeting Schedule

Minutes, Bills, Correspondence

- 4/2/08 Meeting Minutes
- 4/9/08 Meeting Minutes

Respectfully submitted,

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