



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

Minutes of the Uxbridge Zoning Board of Appeals held on **Wednesday, December 3, 2008** at 7:00 P.M. in the Board of Selectmen's Office, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA:

Zoning Board of Appeals Members Present: Mark Wickstrom, Charles Lutton and Stephen O'Connell.

Zoning Board of Appeals Members Absent: Joseph Frisk, Associate Member

Others Present: Megan T. DiPrete, Director of Planning & Economic Development

The meeting being duly called, properly posted and a quorum being present, Chairman Mark Wickstrom convened the meeting at 7:00 PM.

FY 09-08: The applicant/ owner of record Peter and Melissa Silvestro are seeking a Variance from the front setback requirements of the Zoning By-laws on property located at 7 Yankees Way, Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 39 Parcel 2392 and recorded in the Worcester County District Registry of Deeds Book 22615, Page 18. The applicant proposes to construct a detached garage (28' x 24') on a flat area to the right of the existing house. The property is a corner lot so the front setback of 75' applies to both streets. The garage would encroach on the required setback area, therefore, a variance is required.

Chairman Wickstrom and Mr. O'Connell both have a conflict of interest with this project will need to recuse themselves. Upon filling of the vacant Associate position, there will be sufficient membership to act on the application. Therefore, review of the application will be tabled until the January 7, 2009 meeting.

MINUTES. MOTION by Mr. Lutton to approve the November 5, 2008 Meeting Minutes. Seconded by Mr. O'Connell, the motion carried unanimously.

Zoning Bylaws – The Board continued its discussions of the Zoning Bylaws. The Board reviewed the items that were raised during consideration of the proposed Accessory bylaw in anticipation of the FATM, at which the proposal was not approved by the Assembly. The Board asked the DP&ED Director to "highlight" the areas that had been topics of discussion, and add a version date to the document, and redistribute it for additional review at the next meeting.

The Board also reviewed the Table of Use Regulations, with commentary prepared by the DP&ED Director in June. The Board agreed that each member would go through a section (A-Lutton, B-Frisk, C-Wickstrom, E-O'Connell, D-ALL) in preparation for the January meeting, and be prepared to review and make suggestions regarding those items.

MOTION by Mr. Lutton to adjourn the meeting at 7:50pm. Seconded by Mr. O’Connell, the motion carried unanimously.

Mark Wickstrom, Chairman

Stephen O’Connell, Clerk

Charles Lutton, Vice Chairman

Joseph Frisk, Associate

Date _____