



TOWN OF UXBRIDGE
21 South Main Street
Uxbridge, MA 01569
508-278-8600

POSTED UXB TOWN CLERK
2021 JAN 28 AM 8:18

☒ Meeting ☐ Cancellation

Board or Commission: **UXBRIDGE ZONING BOARD OF APPEALS**

Meeting Date & Time: **Wednesday, February 3, 2021 at 6:00pm**

Location: **Remote Meeting - <https://uxbridge.zoom.us/j/8616203349>**

Members of the public who wish to participate in the meeting may do so in the following manner: **online at <https://uxbridge.zoom.us/j/8616203349> or by phone at (301) 715-8592 using meeting i.d. 861 620 3349**. Participants will be able to send a comment or question to the Chair via the chat function.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Uxbridge Zoning Board of Appeals will be conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. Persons who would like to view/listen to this meeting live may do so by watching the Government Channel @ www.uxbridgetv.org or on Uxbridge Community Television Channel 191.

PUBLIC HEARINGS

1. **FY21-07: 191 Sutton Street, Lisa M. Hefron, Owner/Applicant**, is seeking a **VARIANCE** of the front yard setback requirement for detached garages and accessory uses from seventy-five feet (75') to ten feet (10') to construct a detached garage. The property is located in the **Residential C Zone** and shown on the Town of Uxbridge Assessor's Map 11, Parcel 1164 and described in a deed recorded at the Worcester Registry of Deeds in **Book 60340 and Page 114**.
2. **FY21-11: 48 Industrial Drive, Cynthia Lafrance, Trustee of 56B Industrial Drive, Owner/Applicant**, is seeking a **SPECIAL PERMIT** for the expansion of an existing non-conforming structure pursuant to Uxbridge Zoning Bylaw, Section 400-12(D) Non-conforming Structures and 400-50 (B) Special Permit Criteria. The property is located in the **Industrial B Zoning District**, shown on the Town of Uxbridge Assessor's Map 40 as Parcel 4681 and described in a deed recorded at the Worcester Registry of Deeds in **Book 62857 on Page 24**.
3. **FY21-10: 35-37 Henry Street, Tariq Fayyad, Owner/Applicant**, is **APPEALING** the denial of a building permit for the construction of an additional residential unit, comprised of two stories with a four-bay garage on the first floor and the residential unit on the second. The applicant is also requesting a **SPECIAL PERMIT** for the proposed garage, if required, in accordance with the Uxbridge Zoning Bylaw, Appendix A. The property is located in the **Residential A Zone**, shown on the Town of Uxbridge Assessor's Map 19 as Parcel 4256 and described in a deed recorded at the Worcester Registry of Deeds in **Book 63458 on Page 141**.

ADMINISTRATIVE

1. 01/06/21 Meeting Minutes Review
2. Zoning Bylaw Amendments

ANY OTHER BUSINESS, which may lawfully come before the Board

ADJOURNMENT: NEXT ZBA MEETING, Wednesday, March 3, 2021