



## TOWN OF UXBRIDGE

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

POSTED UXB TOWN CLERK  
2022 SEP 28 AM 11:30

Meeting       Cancellation

Board or Commission: UXBRIDGE ZONING BOARD OF APPEALS

Meeting Date & Time: Wednesday, October 5, 2022 at 6:00pm

Location: Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA  
Lower Town Hall Meeting Room with remote option

Remote participation is offered via Zoom online <https://uxbridge.zoom.us/j/8616203349> or by phone +1 646 558 8656 meeting id 861 620 3349. The meeting will be broadcast live online at [www.uxbridgetv.org](http://www.uxbridgetv.org) or on Uxbridge Community Television Channel 191.

### PUBLIC HEARINGS:

1. **FY23-02: 376 Hartford Avenue East** the Applicant, Jane White, is **APPEALING** a determination of the Building Inspector to allow for construction of a new duplex dwelling prior to the demolition of the existing primary dwelling on the property. The property is located in the **Residential B Zoning District**, shown on the Town of Uxbridge Assessor's **Map 07 Parcel 2978** and described in a deed recorded at the Worcester Registry of Deeds in **Book 65173 on Page 22**.
2. **FY23-03: 420 West Street** the Applicant, A. Eli Leino, Trustee, is seeking a **SPECIAL PERMIT** pursuant to Article II, Section 400-12 C (non-conforming structures) of the Uxbridge Zoning Bylaw, to construct a small addition on the easterly side of the existing building to contain plumbing infrastructure related to a future sprinkler system. The property is located in the **Industrial B Zoning District**, shown on the Town of Uxbridge Assessor's **Map 33 Parcel 0168** and described in a deed recorded at the Worcester Registry of Deeds in **Book 66869 on Page 185**.
3. **FY23-04: 306 Hazel Street, Richardson-North Corporation, Owner is seeking a VARIANCE** to reduce the frontage dimensional requirement from three-hundred feet (300') to zero feet (0'). Access to the property is provided by a twenty-foot (20') right-of-way driveway easement. The property is shown on the Town of Uxbridge Assessor's **Map 23 Parcel 545** and described in a deed recorded at the Worcester Registry of Deeds **Book 18429 Page 144**. The property is located in the **Agricultural Zoning District**.
4. **FY23-05: 680 Douglas Street, Luke Malo, APPLICANT** is seeking a **SPECIAL PERMIT** pursuant to a Class II Automobile Dealer License. The property is shown on the Town of Uxbridge Assessor's **Map 27 Parcel 3255** and described in a deed recorded at the Worcester Registry of Deeds **Book 46080 Page 290**. The property is located in the **Industrial B Zoning District**.
5. **FY23-06: 27 Forest Lane, Gary and Jessica Rea, APPLICANTS** are seeking a **SPECIAL PERMIT** to construct a private stable on the property in accordance with Appendix A, Table of Use Regulations, Uxbridge Zoning Bylaw. The property is shown on the Town of Uxbridge Assessor's **Map 14 Parcel 3886** and described in a deed recorded at the Worcester Registry of Deeds **Book 47513 Page 302**. The property is located in the **Residential C Zoning District**.

### ADMINISTRATIVE:

1. Meeting Minutes Review: 6/22/22, 8/3/22, 8/29/22
2. Zoning Bylaw Amendments

**ANY OTHER BUSINESS, which may lawfully come before the Board:**

**ADJOURNMENT: Next Regularly Scheduled ZBA Meeting, Wednesday, November 2, 2022**