

SEP 10 '14 PM 12:59

Mark Wickstrom, Chair  
 Stephen O'Connell, Vice Chair  
 Bruce Desilets, Member  
 Joseph Alves, Alternate Member  
 Thomas Bentley, Alternate Member  
 Joseph Frisk, Alternate Member



Uxbridge Town Hall  
 21 South Main Street, Room 203  
 Uxbridge, MA 01569  
 508-278-8600 x2013 p  
 508-278-0709 f

### DECISION

### **SPECIAL PERMIT GRANTED**

August 20, 2014

ZBA Case# FY 15-01

Zone Residential C

Property Location 145 Henry Street, Uxbridge, MA

Assessor's Map 20 Parcel 3545

Worcester County District Registry of Deeds

Book 31622 Page 148

Applicant/Owner Name(s): Brad and Karen Curley

**Posted by  
 Uxbridge  
 Town Clerk**

### **BACKGROUND**

**FY15-01: Brad and Karen Curley.** Applicants are requesting a Variance/Special Permit for reconstruction and extension of a non-conforming structure. The property is located at 145 Henry Street, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 20 Parcel 3545 and described in a deed recorded in the Worcester District Registry of Deeds Book 31622 Page 148; in Residential-C zone.

### **SUBMITTALS**

Application form and materials were received July 10, 2014, including a copy of the Application for Certified Abutters List, list and labels; Deed, recorded September 12, 2003; Plot of Land Plan dated July 16, 2014; Site Locus dated July 14, 2014; and, associated fee.

### **PRESENTATION / DELIBERATIONS**

**Present:** Vice Chair Mr. O'Connell, Member Mr. Desilets, and Associate Member Mr. Alves.

**Absent:** Chair Mr. Wickstrom, Associate Members Mr. Bentley and Mr. Frisk.

Paul Hutnak of Andrews Survey & Engineering, Inc., on behalf of the Applicants, stated that water has compromised the structural integrity of the building, putting it at jeopardy as water has been coming into the home. The new garage is 24 x 24. The Board considered the current condition of the building and the potential impact on the neighborhood.

The Vice Chair asked if abutters were present to speak – none being present, the hearing continued. Mr. Desilets stated that he did a site visit, feels that the new garage will not have a substantially detrimental impact on the neighborhood.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and closed on August 20, 2014.

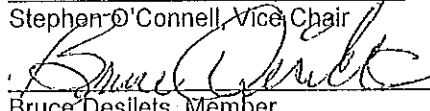
### **MOTION**

I, Mr. Desilets, move to close the Public Hearing for 145 Henry Street. Mr. Alves seconded the motion; the motion carried unanimously (3-0-0).

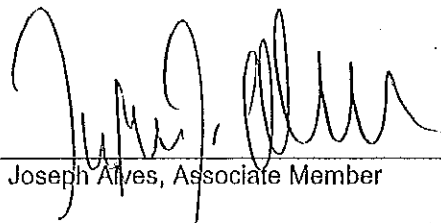
I, Mr. Desilets, move that the Board grant a Special Permit with favorable findings pursuant to Chapter 400 Section 50 subsection B 1 thru 6. Mr. Alves seconded the motion, in keeping that the Board finds that the granting of this Special Permit does not nullify or derogate from the intent of the Zoning Bylaws and is not detrimental to the public good; the motion carried unanimously (3-0-0).

\_\_\_\_\_  
Mark Wickstrom, Chair

\_\_\_\_\_  
Stephen O'Connell, Vice Chair

  
\_\_\_\_\_  
Bruce Desilets, Member

September  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Joseph Alves, Associate Member

\_\_\_\_\_  
Thomas Bentley, Associate Member

\_\_\_\_\_  
Joseph Frisk, Associate Member

**COPY**

Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40 A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk.

I hereby certify that twenty (20) days has elapsed from the file date and no appeal has been filed in this office.

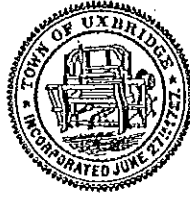
A true copy:     ATTEST

\_\_\_\_\_  
Town Clerk, Kelly Dumas or  
Assistant Town Clerk

Town Seal

**\*\*THE APPLICANT IS REMINDED OF THEIR RESPONSIBILITY TO RECORD THIS  
DECISION AT THE REGISTRY OF DEEDS PER THE CERTIFICATE OF GRANTING.  
NO PERMITS SHALL ISSUE UNTIL THE SPECIAL PERMIT IS RECORDED.\*\***

Mark Wickstrom, Chair  
Stephen O'Connell, Vice Chair  
Bruce Desilets, Member  
Joseph Alves, Alternate Member  
Thomas Bentley, Alternate Member  
Joseph Frisk, Alternate Member



Uxbridge Town Hall  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
508-278-0709 f

September 10, 2014

Mr. and Mrs. Brad and Karen Curley  
145 Henry Street  
Uxbridge, MA 01569

Dear Mr. and Mrs. Curley:

As you know, the Zoning Board of Appeals has adopted a Decision on your Special Permit #FY15-01 for 145 Henry Street and it was posted with the Town Clerk's office today. Enclosed is the original Decision.

Appeals, if any, may be filed within 20 days after the date of the filing in the Office of the Town Clerk. In accordance with Massachusetts General Law Chapter 40A, upon expiration of the 20 day appeal period, you must bring the original Decision to the Town Clerk to be certified that no appeal was filed. The Town Clerk is only able to certify the original Decision – copies are not accepted. After certification by the Town Clerk, you must record your Decision in the Worcester County Registry of Deeds, 90 Front Street, Worcester, MA.

In order to obtain your building permit, this Decision must be recorded with the Worcester County Registry of Deeds within six (6) months, and this office is to be notified of the book and page number immediately via phone or email.

Should you have questions, please contact me at 508-278-8600 x2013 or [bpitman@uxbridge-ma.gov](mailto:bpitman@uxbridge-ma.gov).

Sincerely,

Beth A Pitman  
Planning/Zoning/Conservation Administrator  
Town of Uxbridge

cc: Zoning Board of Appeals