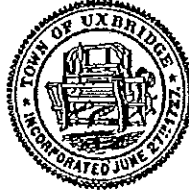


JUN 15 '15 PM 4:50

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 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

DECISION
SPECIAL PERMIT GRANTED

Received by
Uxbridge
Town Clerk

ZBA Case# FY 15-17
Zone: Residential Zone B
Property Location: 148 Oak Street, Uxbridge, MA
Assessor's Reference: Map 19 Parcel 0228
Worcester District Registry of Deeds: Book 05043 Page 413
Owner / Applicant: Richard and Judith Hewitt

BACKGROUND

FY15-17: The Applicant is requesting a Variance/Special Permit to rebuild a previous non-conforming farmer's porch.

SUBMITTALS: The application and materials included a site plan of the proposed lot.

VOTING MEMBERS PRESENT: Chairman, Mark Wickstrom, Alternate Member Thomas Bentley, Alternate Member Joseph Alves

PRESENTATION / DELIBERATIONS / PROPOSED FINDINGS OF FACT

The Public Hearing was opened and closed on June 3, 2015. Ronald Desjardin, representative for the applicant, submitted the following testimony and evidence:

1. The porch doesn't fall under pre-existing due to the length of time since it was torn down so a Variance/Special permit is required in order to rebuild it.
2. Porch will be built in the original footprint, not going any closer to the roadway

The Chair discussed two Zoning Bylaws that would allow the Board to grant the Special Permit; Section 6: expansion of a structure and Section 400-12 Section: which allows the Board to re-establish a previously non-conforming structure by way of a Special Permit providing the structure does not cause substantial detriment to the community

There were no abutters present.

MOTIONS/VOTE

Mr. Bentley made a motion that the Board close the Public Hearing. Motion seconded by Mr. Alves. The motion carried 3-0-0.

VOTE: SPECIAL PERMIT GRANTED: Mr. Bentley made a motion that the Board **APPROVE** the **SPECIAL PERMIT**, find that the proposal does not cause any detriment to the community and under 400-12 Section F of the Zoning Bylaws that the Board will grant the Special Permit so applicant can build the farmers porch according to the dimensions requested in the application with the front setback being no less than 18'.

Seconded by Mr. Alves. The motion carried 3-0-0.

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



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SIGNATURE PAGE

Mark Wickstrom, Chairman

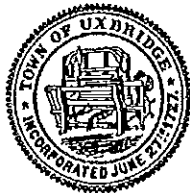
Joseph Alves, Alternate Member

Thomas Bentley, Alternate Member

6-15-15

Date

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



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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 VARIANCE IS RECORDED.****