

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

SEP 16 '15 AM 8:14

DECISION

SPECIAL PERMIT GRANTED

ZBA Case# FY 16-03

Zone: Residential-B Zone

Owner / Applicant: Jenee LaChappelle

Property Address: 98 South Main St., Uxbridge, MA

Assessor's Reference: Map: 025 Parcel: 2641

Worcester District Registry of Deeds References: Book: 46373 Page: 33

**Received by
Uxbridge
Town Clerk**

BACKGROUND: The Applicant is seeking to a Special Permit to build a deck to expand on their preexisting, non-conforming house.

VOTING MEMBERS PRESENT: Chairman Mark Wickstrom, Vice Chairman Stephen O'Connell, Alternate Member Thomas Bentley.

ABSENT: Clerk Bruce Desilets and Alternate members Joseph Alves,

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT

The Public Hearing was opened and closed on September 2, 2015. The Applicant submitted the following testimony and evidence: Application and site plan

ABUTTERS: No abutters present

Board confirmed dimension of current property. The lot and building pre-exist zoning. There have been no lot reconfigurations. Chair stated the proposed plans show minimal setback encroachment.

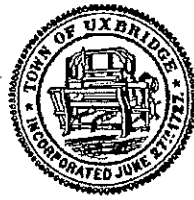
MOTION I: to close the public hearing made by Mr. O'Connell. Motion was seconded by Mr. Bentley. Motion carried 3-0-0

During deliberations, the Board found the lot and building preexisted zoning and there have been no lot reconfigurations. Proposed plans show minimal setback encroachment. Board found the proposal is not detrimental to the neighborhood and could be granted under M.G.L. chapter 40A section 6.

MOTION I: made by Mr. O'Connell that the Board GRANT the SPECIAL PERMIT for FY16-03, 98 South Main Street, Jenee LaChappelle with a finding that the proposed deck will be 9.6 feet to the northerly boundary line to the 22.9 feet to the southerly boundary line and a finding that a granting of the Special Permit is not detrimental to the neighborhood.

Motion was seconded by Mr. Bentley. Motion carried 3-0-0

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SIGNATURE PAGE

Mark Wickstrom, Chairman

Absent

Bruce Desilets, Clerk

Absent

Joseph Alves, Alternate Member

4-2-2015

Date

Stephen O'Connell, Vice Chairman

Thomas Bentley, Alternate Member

Remote Participation

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 PERMIT IS RECORDED.****