

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 8:13

DECISION

Received by
Uxbridge
Town Clerk

SPECIAL PERMIT GRANTED

ZBA Case# FY 16-04

Zone: Residential-A Zone

Owner: John Audet / Applicant: Anthony Petrillo

Property Address: 74 Hartford Ave East, Uxbridge, MA

Assessor's Reference: Map: 12.A Parcel: 2119

Worcester District Registry of Deeds References: Book: 52575 Page: 387

BACKGROUND: The Applicant is seeking a **SPECIAL PERMIT** to build a marketable house on the property which lacks the size and dimensions to comply with current Zoning Regulations. Lot pre-exists zoning regulations.

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

ABSENT: Clerk Bruce Desilets and Alternate Member 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:

1. Application
2. Site & house plans

ABUTTERS: One abutter present. Discussion was had regarding property value, privacy, and screening.

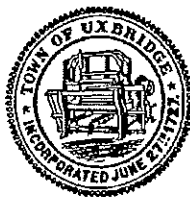
MOTION I: to close the public hearing made by Mr. O'Connell. Motion was seconded by Mr. Bentley. Motion carried 3-0-0.

During deliberations, the Board found that the proposal will be not more detrimental to the neighborhood.

MOTION II: made by Mr. O'Connell that the Board ISSUE the SPECIAL PERMIT for the reconstruction of a preexisting, non-conforming residential structure at 74 Hartford Ave East. For the applicant, John Audet, application FY16-04 pursuant to Section 400-12 Paragraph-E of the Uxbridge Zoning Bylaws and M.G.L. 40A Section 6 with a finding that the construction of the single family residential home will not be more 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

Stephen O'Connell, Vice Chairman

Thomas Bentley, Alternate Member

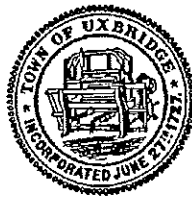
Remote Participation

Joseph Frisk, Alternate Member

9-2-2015

Date

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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.****