

Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
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

ZBA Case# FY 16-07

Zone: Residential-A Zone

Owner: Robert & Elizabeth Lodi

Property Address: 26 Marywood Street, Uxbridge, MA

Assessor's Reference: Map: 24A Parcel: 0628

Worcester District Registry of Deeds References: Book: 18189 Page: 48

Received by
Uxbridge
Town Clerk

NOV 18 '15 AM 10:32

BACKGROUND: The Applicant is seeking a **VARIANCE** to enlarge existing deck within the area between existing stairs and bump-out on back of house without having to move stairs or go over the driveway

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

ABSENT: Alternate Member Joseph Frisk, and Alternate Member Joseph Alves
Administrative Assistant Lynn Marchand

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT

The Public Hearing was opened and closed on November 4, 2015. The Applicant submitted the following testimony and evidence: Application and supporting materials.

Applicant submitted a plot plan where proposed deck will go and stated that it might end up being smaller than shown so that it will be lined up with the landing at the bottom of the stairs.

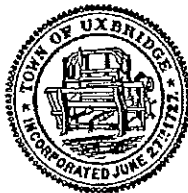
The Chair summarized the proposal stating that it was a non-conforming older lot that does not have the frontage that would be required of a new lot in this zone. He further stated that the proposal adds bulk into the setback but does not go any further into it than existing house already is.

No abutters were present.

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

MOTION II: Mr. Wickstrom made a motion that the Board **GRANT** the **SPECIAL PERMIT** to allow the construction of the proposed deck as shown on the plan dated October 7, 2015, drawn by Byron Andrews, and make a finding that the proposal meets the standard set forth in Chapter 40A Section 6 in that the new structure is not substantially more detrimental to the neighborhood than the existing structure; furthermore, the applicant be allowed to build as close to the left side setback as 19 feet. Board has discussed the criteria under Uxbridge Zoning Bylaw 400-50 and finds that there is no adverse impact under any of those criteria.
Motion was seconded by Mr. O'Connell.
Motion carried 3-0-0.

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DECISION

SPECIAL PERMIT ~~VARIANCE~~ GRANTED

ZBA Case# FY 16-06

Zone: Residential-C Zone

Owner: Robert & Elizabeth Lodi

Property Address: 26 Marywood Street, Uxbridge, MA

Assessor's Reference: Map: 24A Parcel: 0628

Worcester District Registry of Deeds References: Book: 18189 Page: 48

SIGNATURE PAGE

Mark Wickstrom, Chairman

Stephen O'Connell, Vice Chairman

Thomas Bentley, Alternate Member

Absent

Joseph Alves, Alternate Member

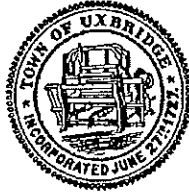
Absent

Joseph Frisk, Alternate Member

November 4, 2015

Date

Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
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 PERMIT IS RECORDED.****