

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



APR 7 '16 PM 2:33

Uxbridge Town Hall  
21 South Main Street, Room 205  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
508-278-0709 f

## **DECISION**

**Received by  
Uxbridge  
Town Clerk**

**ZBA Case#** FY 16-12  
**Zone:** Agricultural Zone  
**Owner:** Julian Martin and Jennifer Martin  
**Property Address:** 814 Douglas Street, Uxbridge, MA  
**Assessor's Reference:** Map: 0320 Parcel: 0573  
**Worcester District Registry of Deeds References:** Book: 52566 Page: 318

**BACKGROUND:** The Applicant is seeking to build a 14' x 21' open sided structure 20'-25' from roadway where required setback is 75' for an accessory building. Applicant desires to set up a small roadside agricultural stand to sell fresh produce, free range eggs, sweet corn, and fresh baked goods with parking spaces for 15-20 cars

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

## **PRESENTATION / DELIBERATIONS / FINDINGS OF FACT**

The Public Hearing was opened and closed on April 6, 2016.

The Applicant submitted the following testimony and evidence: Application, supporting materials, photos, and drawings of proposed layout.

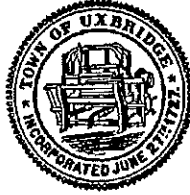
There were no abutters present.

### **Deliberations:**

The Board reviewed testimony from the applicant, Julian Martin. The applicant stated the business would be run year round, goods to be sold included eggs, baked goods, fruits, and vegetables, 50% would be grown/raised on the property, and that previously it was done informally and he now wanted the structure to make the area and goods more attractive and accommodating to customers.

The Board reviewed the language of MGL Chapter 40A Section 3 as well as the site distance from the road, size of proposed structure, parking area capacity, and proposed use of the property.

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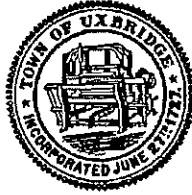
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Motion made by Mr. O'Connell:

That the Board make a determination and finding the proposed agricultural use, including the 14' x 21' open sided structure, no less than 20 feet from the roadway, with parking for up to 30 vehicles, is allowed under the protection of MGL Chapter 40A Section 3 and therefore a building permit may issue. The Owner is to comply with all other applicable laws.

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

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## SIGNATURE PAGE

Mark Wickstrom, Chairman

Stephen O'Connell, Vice Chairman

Thomas Bentley, Alternate Member

absent

Joseph Frisk, Alternate Member

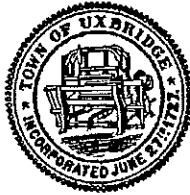
absent

Joseph Alves, Alternate Member

4/6/16

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.\*\***