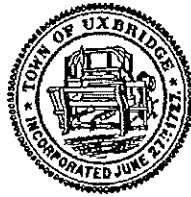


Mark Wickstrom, Chair  
Thomas Bentley, Alternate Member  
Bruce Desilets, Alternate Member  
Joseph Frisk, Alternate Member  
Kevin Harn, Alternate Member



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

## **DECISION**

Received by  
Uxbridge  
Town Clerk

**ZBA Case#** FY 16-16

**Zone:** Agricultural

**Owner:** Glen & Janet Hadlock

**Property Address:** 52 Pond Street, Uxbridge, MA

**Assessor's Reference:** Map 28 Parcel: 3224

**Worcester District Registry of Deeds References:** Book: 53795 Page: 148

**BACKGROUND:** The Applicant is seeking a **VARIANCE** to allow the conversion of a single family dwelling with "in-law" apartment to a duplex and an **APPEAL OF A RULING** of the June 27, 2016 zoning violation letter.

**VOTING MEMBERS PRESENT:** Alternate Member, Tom Bentley; Alternate Member Bruce Desilets; Alternate Member Joseph Frisk; Also present, Administrative Assistant, Lynn Marchand

**ABSENT:** Chairman, Mark Wickstrom; Alternate Member, Joseph Alves

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

The Public Hearing was opened and closed on August 3, 2016.

**FY16-16: 52 Pond Street, Glen & Janet Hadlock, Owners.** Applicants are seeking a **VARIANCE** to allow conversion of a single family dwelling with "in-law" apartment to a duplex and an **APPEAL OF A RULING**, the June 27, 2016 zoning violation letter. Property is shown on the Town of Uxbridge Assessor's Map 28 Parcel 3224 and described in a deed recorded at the Worcester Registry of Deeds Book 53795 Page 148 and is located in an agricultural zone.

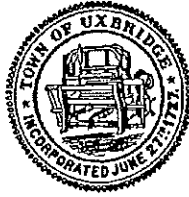
The Applicant submitted the following testimony and evidence: Application, supporting materials, photos, and previous ZBA decision, Case No. 4-110503, November 2003.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened on August 3, 2016. Attorney Henry Lane representing the applicant, Glen Hadlock/the applicant, and the potential buyers of the property all spoke to the petition. Discussion was had regarding the perceived financial hardship, the previous ZBA decision, the previous building inspector's directive, the applicant's desire to sell the property, and that the potential buyer would rent out the additional unit as a mortgage helper.

Abutters expressed concerns regarding setting a precedence for allowing a two family/multi-family home in a neighborhood zoned for single family homes.

The Public Hearing was closed on August 3, 2016.

Mark Wickstrom, Chair  
Thomas Bentley, Alternate Member  
Bruce Desilets, Alternate Member  
Joseph Frisk, Alternate Member  
Kevin Harn, Alternate Member



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**Deliberations:**

The Board discussed the evidence presented and deliberated on the material and statements presented, the perceived financial hardship, and the existing ZBA decision from November 2003 inclusive of the conditions.

**DECISION**

**ZBA Case#** FY 16-16  
**Zone:** Agricultural  
**Owner:** Glen & Janet Hadlock  
**Property Address:** 52 Pond Street, Uxbridge, MA  
**Assessor's Reference:** Map 28 Parcel: 3224  
**Worcester District Registry of Deeds References:** Book: 53795 Page: 148

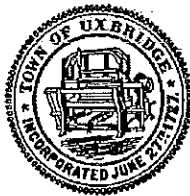
**MOTION:** Mr. Frisk made a motion to deny the request for a variance for FY16-16, 52 Pond Street to allow the conversion of a single family dwelling with "in-law" apartment to a duplex.

The Motion was seconded by Mr. Desilets. Motion carried by roll call vote 3-0-0.  
Mr. Bentley -aye. Mr. Desilets -aye. Mr. Frisk -aye.

**MOTION:** Mr. Frisk made a motion to uphold the Building Inspector's denial decision for FY16-16, 52 Pond Street.

The Motion was seconded by Mr. Desilets. Motion carried by roll call vote 3-0-0.  
Mr. Bentley -aye. Mr. Desilets -aye. Mr. Frisk -aye.

Mark Wickstrom, Chair  
Thomas Bentley, Alternate Member  
Bruce Desilets, Alternate Member  
Joseph Frisk, Alternate Member  
Kevin Harn, Alternate Member



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## DECISION

**ZBA Case#** FY 16-16  
**Zone:** Agricultural  
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## SIGNATURE PAGE

Absent

\_\_\_\_\_  
Mark Wickstrom, Chairman

\_\_\_\_\_  
Joseph Frisk, Alternate Member

Absent

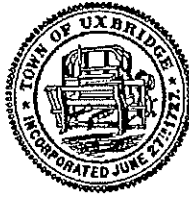
\_\_\_\_\_  
Kevin Harn, Alternate Member

\_\_\_\_\_  
Thomas Bentley, Alternate Member

\_\_\_\_\_  
Bruce Desilets, Alternate Member

8-17-16  
\_\_\_\_\_  
Date:

Mark Wickstrom, Chair  
Thomas Bentley, Alternate Member  
Bruce Desilets, Alternate Member  
Joseph Frisk, Alternate Member  
Kevin Harn, Alternate Member



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## **DECISION**

**ZBA Case# FY 16-16**  
**Zone: Agricultural**  
**Owner: Glen & Janet Hadlock**  
**Property Address: 52 Pond Street, Uxbridge, MA**  
**Assessor's Reference: Map 28 Parcel: 3224**  
**Worcester District Registry of Deeds References: Book: 53795 Page: 148**

**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.\*\***