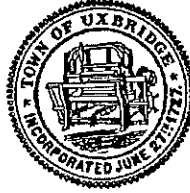


Mark Wickstrom, Chair
 Bruce Desilets, Alternate Member
 Joseph Frisk, Alternate Member
 Joseph Alves, Alternate Member
 Kevin Harn, Alternate Member
 Chris Currie, Alternate Member



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

DECISION

VARIANCE APPROVED

Received by
 Uxbridge
 Town Clerk

ZBA Case# FY 17-08
Zone: Residential C Zone
Owners: Sandra J. Anderson
Property Address: 187 West River Road
Assessor's Reference Map 13 Parcel: 2453
Worcester District Registry of Deeds References: Book: 50657 Page: 162

BACKGROUND: FY17-08, 187 West River Road Owner/applicant is seeking a **VARIANCE** to reduce the right side setback from 30' to 22' to construct an attached addition. Property is shown on the Town of Uxbridge Assessor's Map 13 Parcel 2453 and described in a deed recorded at the Worcester Registry of Deeds Book 50657 Page 162 and is located in Residential-C zone.

VOTING MEMBERS PRESENT: Chairman Mark Wickstrom, Alternate member Chris Currie, Alternate Member Kevin Harn. Also present, Land Use Administrator Melissa Shelley

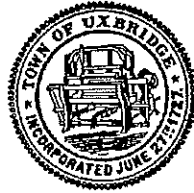
SUBMITTALS: Application and the supporting materials including a site plan.

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT: At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and closed on November 2, 2016. A plan was presented to construct an addition to the home to accommodate the owner's mother. The board found during deliberations that the following evidence was submitted: That the proposed plan met the criteria for a Variance, in that there is a financial hardship related to the current location of the driveway, utilities and sewer connections and the additional site work that would be required to relocate them. The board did not think granting the variance was detrimental to the public good being that it is a single family home accommodating a resident that needs accommodation. Additionally, by granting the variance they are not nullifying or derogating the purpose of the zoning bylaw. There were no abutters present that spoke to the petition.

MOTION I: to close the Public Hearing made by Mr. Harn. Motion was seconded by Mr. Currie.
 Motion carried by roll call vote 3-0-0.

MOTION II: Mr. Currie made a motion to grant a **VARIANCE** to reduce the right setback from 30' to 22' to enable the owner construct a proposed addition as shown on plans submitted to the ZBA. The findings are owed to the soil, shape and topography of the land in relation to the present location of the house and the utility connections and that the applicant would sustain a financial hardship if the variance were not granted. Additionally, we find that granting of the variance would not be detrimental to the public good and would not nullify or derogate from the purpose of the zoning by law.
 Mr. Harn seconded the motion. Motion carried 3-0-0.

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



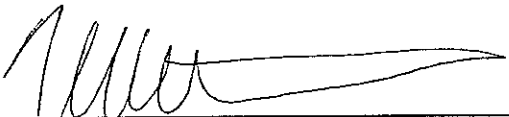
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DECISION

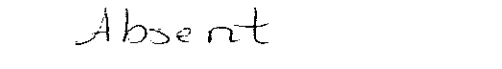
VARIANCE APPROVED

ZBA Case# FY 17-08
Zone: Residential C Zone
Owners: Sandra J. Anderson
Property Address: 187 West River Road
Assessor's Reference: Map 13 Parcel: 2453
Worcester District Registry of Deeds References: Book: 50657 Page: 162


SIGNATURE PAGE

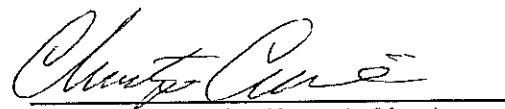

Mark Wickstrom, Chairman

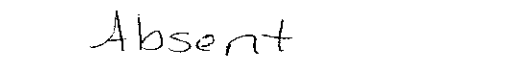

Thomas Bentley, Alternate Member



Bruce Desilets, Alternate Member


Joseph Frisk, Alternate Member

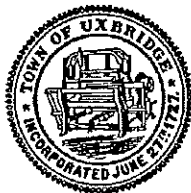

Kevin Harn, Alternate Member


Christopher Currie, Alternate Member


Joseph Alves, Alternate Member


Date

Mark Wickstrom, Chair
Bruce Desilets, Alternate Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate Member
Kevin Harn, Alternate Member
Chris Currie, Alternate Member



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ZBA Case# FY 17-08
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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.****