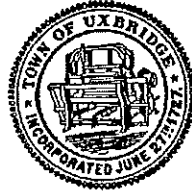


NOV 7 '16 AM 10:59

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



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

SPECIAL PERMIT APPROVED

ZBA Case# FY 17-09
Zone: Residential A Zone
Owners: James Parker and Edna Dratch-Parker
Property Address: 12 Taft St.
Assessor's Reference: Map 18 Parcel: 3882
Worcester District Registry of Deeds References: Book: 14127 Page: 234

BACKGROUND: FY17-9 12 Taft Street Owner/applicant is seeking a **SPECIAL PERMIT** to construct an addition to the existing structure. The proposed site currently contains a nonconforming single-family residential structure on a non-conforming lot. Property is shown on the Town of Uxbridge Assessor's Map 18 Parcel 3882 and described in a deed recorded at the Worcester Registry of Deeds Book 14127, Page 234 and is located in a Residential A Zone.

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

SUBMITTALS: Application and supporting materials including a site plan.

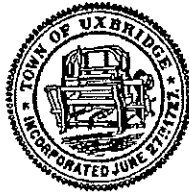
PRESENTATION / DELIBERATIONS / FINDINGS OF FACT: At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and closed on November 2, 2016. A plan was presented to construct an addition to a single family home. The existing house does not comply with existing front and side setbacks but does comply with the rear setback. The addition would continue to comply with the existing rear but be non-conforming on the sides as shown on the plan. Mr. Andrews confirmed that the proposed addition will not add a new non-conformity. Mr. Parker, owner, indicated that abutting neighbors have been notified had no objections or concerns. No abutters were present.

This request is covered under the Uxbridge Zoning Bylaws existing bylaw 400-12, C, 1. The standard under that section is the board must make a finding that the extension shall not be substantially more detrimental than the existing non-conforming structure to the neighborhood.

MOTION I: Mr. Harn made a motion to close the public hearing.
Motion was seconded Mr. Currie. Motion carried 3-0-0.

MOTION II: Mr. Currie made a motion to **grant a SPECIAL PERMIT** and approve the proposed addition together with the proposed deck and proposed location of the bulkhead to the rear or right side of the house as shown on the ZBA plan by Andrews Survey and that the Board make a finding that the proposal conforms with section 400-12, C, 1 of the Uxbridge Zoning bylaws in that the extension of the house is not substantially more detrimental than the existing non-conforming structure to the neighborhood. The 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

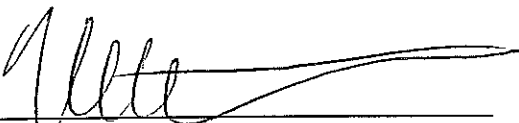


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DECISION

ZBA Case# FY 17-09
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SIGNATURE PAGE



Mark Wickstrom, Chairman

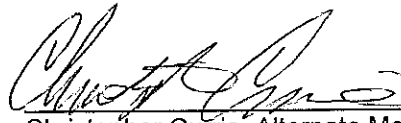
Thomas Bentley, Alternate Member

Bruce Desilets, Alternate Member

Joseph Frisk, Alternate Member



Kevin Harn, Alternate Member



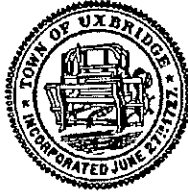
Christopher Currie, Alternate Member

Joseph Alves, Alternate Member

11-2-16

Date

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

SPECIAL PERMIT APPROVED

ZBA Case# FY 17-09
Zone: Residential A Zone
Owners: James Parker and Edna Dratch-Parker
Property Address: 12 Taft St.
Assessor's Reference: Map 18 Parcel: 3882
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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.****