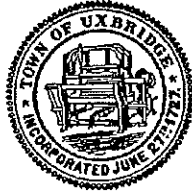


Mark Wickstrom, Chair
Chris Currie, Clerk
Bruce Desilets, Member
Kevin Harn, Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate Member



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

ZBA Case# FY 17-11
Zone: Residential B Zone
Owners: James E. Jr and Christine R. Byron
Property Address: 22 West River Road
Assessor's Reference Map 19 Parcel: 1686
Worcester District Registry of Deeds References: Book: 18956 Page: 151

SPECIAL PERMIT APPROVED

JANUARY 4, 2017

BACKGROUND: FY17-11: 22 West River Road, Special Permit. The Applicant of record is Christine Byron and the owners of record, **James E. Jr and Christine R. Byron**. The Special Permit request is for permission to build a garage addition to the existing structure that will create a new non-conformity to the side yard setback. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 1686. The title to said land is recorded in the Worcester District Registry of Deeds Books 18956 page 151. The property is located in a Residential B Zone.

VOTING MEMBERS PRESENT: Mark Wickstrom, Bruce Desilets, and Kevin Harn

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 January 4, 2017.

Byron Andrews, on behalf of the applicant, reviewed the project details and explained that side location was chosen primarily due to the topography and size of the lot. The rear of the house was not chosen because there is only a small yard before a sharp drop off and placing it there would negatively impact the property.

The board found during deliberations that the following evidence was submitted:

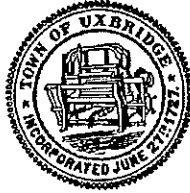
The addition of an attached garage would not be detrimental to the look of the neighborhood and does not derogate from the intent of the bylaw. There is a need to house automobiles indoors and due to the topography and size of the lot a hardship would be created for the owner to place the garage in a conforming location.

MOTION I: Mr. Desilets moved to close public hearing FY-11 22 West River Road. Seconded by Mr. Harn the motion passed 3-0-0.

MOTION II: Mr. Harn moved to grant the Special Permit request to build the proposed 24' x 24' garage on the location identified on the ZBA plan dated 11/14/16 submitted by Andrew's Survey and Engineering and the Board finds no detriment to the neighborhood and the distance from the proposed garage to the southern side setback may be 7.7'. Seconded by Mr. Desilets, the motion passed 3-0-0.

JAN 18 '17 PM 4:01

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



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ZBA Case# FY 17-11
Zone: Residential B Zone
Owners: James E. Jr and Christine R. Byron
Property Address: 22 West River Road
Assessor's Reference Map 19 Parcel: 1686
Worcester District Registry of Deeds References: Book: 18956 Page: 151

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



JAN 18 '17 PM 4:01

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DECISION

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ZBA Case# FY 17-11
Zone: Residential B Zone
Owners: James E. Jr and Christine R. Byron
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Assessor's Reference Map 19 Parcel: 1686
Worcester District Registry of Deeds References: Book: 18956 Page: 151

SIGNATURE PAGE

Mark Wickstrom, Chair

Bruce Desilets, Member

Christopher Currie, Clerk

Kevin Harn, Member

Joe Frisk, Alternate Member

Joseph Alves, Alternate Member

1-4-2017

Date

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



JAN 18 '17 PM 4:01

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ZBA Case# FY 17-11
Zone: Residential B Zone
Owners: James E. Jr and Christine R. Byron
Property Address: 22 West River Road
Assessor's Reference Map 19 **Parcel:** 1686
Worcester District Registry of Deeds References: Book: 18956 **Page:** 151

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. ****