

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 17-13  
**Zone:** Residential A Zone  
**Owners:** Gerald and Rebecca Morganelli  
**Property Address:** 4 Elizabeth St.  
**Assessor's Reference:** Map: 19 Parcel: 4733  
**Worcester District Registry of Deeds References:** Book: 28678 Page: 99

## **VARIANCE APPROVED**

**JANUARY 4, 2017**

**BACKGROUND:** 4 Elizabeth St. The Applicant of record is **Steve Leger**, and the owner of record, **Gerald and Rebecca Morganelli**. The owner/applicant is seeking a **VARIANCE** to reduce the front setback from 29' to 21' for the purpose of building a covered porch. The property is shown on the Town of Uxbridge Assessor's Map 19, Parcel 4733. The title to said land is recorded in the Worcester District Registry of Deeds Books 28678 page 99. The property is located in a Residential A Zone.

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

**SUBMITTALS:** Application and the supporting materials including a variance and land plans.

**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.

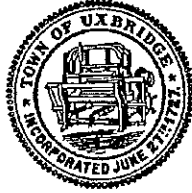
Steve Legere, on behalf of the applicant, reviewed the plans to construct a farmer's porch extending 8 feet from the front of the house to provide protection for family members and increase the visual appeal of the house. This would require a variance of 9' to the front setback for the property. No abutters were present to speak to the project. ZBA members had a few questions regarding the location of the lot, the driveway and power easements which Mr. Legere was able to clarify.

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

The topography of the lot, given the location of the power easements, limits where the house can be placed and adding a front porch enhances the look of the house and is not detrimental to the neighborhood. They agreed it would be a detriment to the petitioner if they didn't grant the variance.

**MOTION I:** Mr. Harn moved to close public hearing for FY17-13 4 Elizabeth Street. Seconded by Mr. Desilets, the motion passed 3-0-0.

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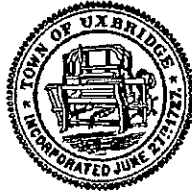
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**MOTION II: Mr. Wickstrom moved that the ZBA grant a Variance as requested to allow the petitioner to build a farmer's porch as shown on the Variance Plan by New England Land Survey dated 12/5/16 and that the board specifically find that without the granting of the variance the petitioner would suffer a hardship due to the topography of the lot and the location of a power easement and that the granting of the variance will not derogate from the public good or the Uxbridge Zoning Bylaws. Mr. Desilets seconded and the motion passed 3-0-0.**

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## SIGNATURE PAGE

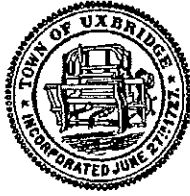
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1/4/2017  
Date

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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. \*\***