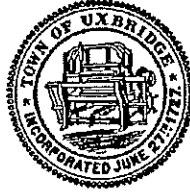


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Mark Wickstrom, Chair  
Chris Currie, Clerk  
Bruce Desilets, Member  
Kevin Harn, Member  
Joseph Frisk, Alternate Member  
Joseph Alves, Alternate Member



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

## **DECISION**

**ZBA Case#** FY 17-15  
**Zone:** Business Zone  
**Owners:** A-1 Realty Trust, Brad Letourneau Trustee  
**Property Address:** 116 & 118 Providence Street  
**Assessor's Reference Map 61 Parcel:** 3744 and 3663  
**Worcester District Registry of Deeds References:** Book: 49174 Page: 137

Received by  
Uxbridge  
Town Clerk

## **SPECIAL PERMIT GRANTED**

**MARCH 1, 2017**

**BACKGROUND:** The applicant is seeking a SPECIAL PERMIT to re-construct a residential house on each parcel of land within a Business Zoned area.

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

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

The public hearing was opened and closed on March 1, 2017.

**116 & 118 Providence Street, A-1 Realty Trust, Brad Letourneau Trustee, Owner/Applicant.** Applicant is seeking a **SPECIAL PERMIT** to reconstruct a residential house on each lot. Property is shown on the Town of Uxbridge Assessor's Map 51 Parcels 3744 and 3663, and described in a deed recorded at the Worcester Registry of Deeds Book 49174 Page 137. The property is located in a **Business Zone**.

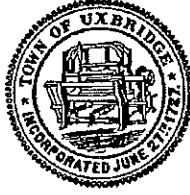
The applicant submitted the following testimony and evidence: Application and supporting materials.

Mr. Letourneau explained he purchased the property in 2012 and his original plan was for commercial use so the existing residential homes were demolished. He described the area and adjacent properties, a solar field to the NW and residential homes on all other sides. The properties comply with frontage and acreage zoning requirements and historically the use has been residential. One abutter spoke in favor of residential use for these parcels.

Mr. Wickstrom reviewed the Uxbridge Zoning Bylaws, Section 400-12 (F) Abandonment or Non-Use and determined the standard is that the reestablishment shall not cause substantial detriment to the community. The applicant's submittals and maps show that residential use fits in with this neighborhood.

The board found that the highest "use" in this area is residential and substantial detriment would not be caused by allowing the construction of residential homes on the parcels.

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



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## **DECISION**

**ZBA Case#** FY 17-15

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**Owners:** A-1 Realty Trust, Brad Letourneau Trustee

**Property Address:** 116 & 118 Providence Street

**Assessor's Reference Map 61 Parcel:** 3744 and 3663

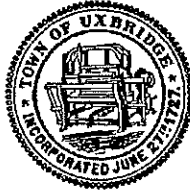
**Worcester District Registry of Deeds References:** Book: 49174 Page: 137

**MOTION I:** Mr. Desilets moved to close the public hearing for 116 and 118 Providence Street. Seconded by Mr. Currie, the motion passed 3-0-0.

**MOTION II:** Mr. Harn moved to **APPROVE** the application and grant a **SPECIAL PERMIT** to allow residential construction on lots 3663 and 3744 with the condition that the properties are used for residential use only and not for business purposes and that the board made the finding that the reestablishment of a residential nature of the properties is not detrimental to the community. Mr. Desilets seconded and the motion carried 3-0-0.

**Condition 1:** Special Permit is conditioned that the properties are used for residential use only and not business purposes.

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



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## DECISION

**ZBA Case#** FY 17-15

**Zone:** Business Zone

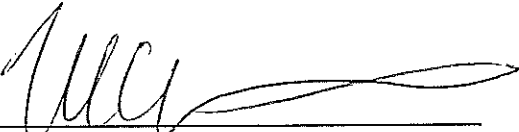
**Owners:** A-1 Realty Trust, Brad Letourneau Trustee

**Property Address:** 116 & 118 Providence Street

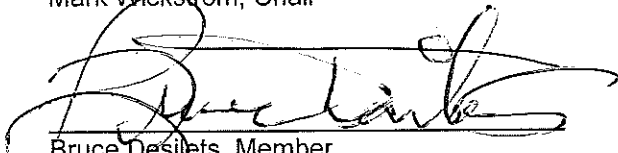
**Assessor's Reference Map** 61 **Parcel:** 3744 and 3663

**Worcester District Registry of Deeds References:** Book: 49174 Page: 137

## SIGNATURE PAGE

  
\_\_\_\_\_  
Mark Wickstrom, Chair

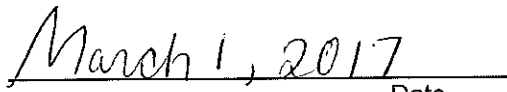
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Christopher Currie, Clerk

  
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Bruce Desilets, Member

  
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Kevin Harn, Member

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Joe Frisk, Alternate Member

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Joseph Alves, Alternate Member

  
\_\_\_\_\_  
Date

Mark Wickstrom, Chair  
Chris Currie, Clerk  
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## **DECISION**

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**Zone:** Business Zone  
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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. \*\***