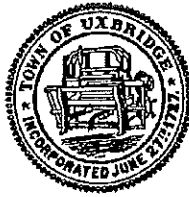


Mark Wickstrom, Chair  
 Bruce Desilets, Member  
 Kevin Harn, Member  
 Chris Currie, Alternate Member  
 Joseph Frisk, Alternate Member



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 17-28  
**Zone:** Residential C Zone  
**Owner:** William Ramsey  
**Property Address:** 29 Rockmeadow Road  
**Assessor's Reference Map:** 14 Parcel: 1495  
**Worcester District Registry of Deeds References:** Book: 6630 Page: 72

## **VARIANCE APPROVED with Conditions**

**DECISION DATE** June 7, 2017

**BACKGROUND:** William Ramsey, Owner/Applicant, is seeking a **VARIANCE** to reduce the right side setback to construct a 28' x 40' detached garage. Property is shown on the Town of Uxbridge Assessor's Map 14 Parcel 72 and described in a deed recorded at the Worcester Registry of Deeds Book 6630 Page 72 and is located in Residential C Zone.

The board unanimously voted to approve the variance as proposed with the condition that the garage is for vehicle parking and storage and not for separate residential occupancy.

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

**SUBMITTALS:** Application form and materials were received May 16, 2017 including a copy of the certified abutter's list, a plot plan showing lot lines and a plan for the garage.

### **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 June 7, 2017.**

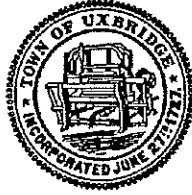
Mr. Ramsey attended the meeting and presented his proposal to construct a detached garage at the top of the driveway to store his automobiles and boat. The locations of a wetland buffer zone, a pool, and a septic system were factors in deciding where to place the garage. Mr. Ramsey also indicated that the neighbors were not opposed to the project and there were no abutters present to speak to the project. The lot is undersized because Mr. Ramsey gave a portion to his neighbor years ago. The board reviewed aerial photos and Mr. Desilets visited the property and agreed that the location chosen was the only option available to the homeowner.

The Board considered criteria based on M.G.L. section 40§ A and found there was a hardship created by the shape and topography of the lot and that the wetlands area together with the requirement that they have a septic system and a well dictate the applicant to put his garage where he's proposed it. Given the aerial view together with the plans submitted the Board did not see any derogation from the Uxbridge Zoning Bylaws or detriment to the neighborhood.

### **MOTION / VOTE:**

Mr. Currie made a **MOTION** to close Public Hearing FY 17-28 for 29 Rockmeadow Road. **MOTION SECONDED** by Mr. Desilets passed unanimously by VOTE (3-0-0).

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



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## **DECISION**

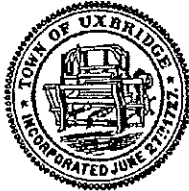
**ZBA Case#** FY 17-28  
**Zone:** Residential C Zone  
**Owner:** William Ramsey  
**Property Address:** 29 Rockmeadow Road  
**Assessor's Reference Map:** 14 **Parcel:** 1495  
**Worcester District Registry of Deeds References:** Book: 6630 **Page:** 72

### **MOTION / VOTE:**

Mr. Wickstrom made a **MOTION** that the Board **APPROVE** the applicant's request for a **VARIANCE** for a **4' Right Side Setback** as shown on the plot plan accompanying the application with the condition that the structure be used for vehicle and other storage and not for added living space. The Board found the variance is warranted and there is a hardship due to the irregular topography and shape of the lot and it does not derogate from the intent or purpose of the bylaw. **MOTION SECONDED** by Mr. Desilets passed unanimously by **VOTE (3-0-0)**.

The **VARIANCE** is granted with the **CONDITION** that the garage is used for vehicle parking and storage and not for separate residential occupancy.

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



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## DECISION

**ZBA Case#** FY 17-28  
**Zone:** Residential C Zone  
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### SIGNATURE PAGE

Mark Wickstrom, Chair

Bruce Desilets, Member

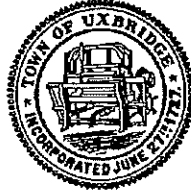
Christopher Currie, Clerk

Kevin Harn, Member

Joe Frisk, Alternate Member

June 7, 2017  
Date

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



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21 South Main Street, Room 205  
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## **DECISION**

**ZBA Case# FY 17-28**  
**Zone: Residential C Zone**  
**Owner: William Ramsey**  
**Property Address: 29 Rockmeadow Road**  
**Assessor's Reference Map: 14 Parcel: 1495**  
**Worcester District Registry of Deeds References: Book: 6630 Page: 72**

**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

\_\_\_\_\_  
Date

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. \*\***