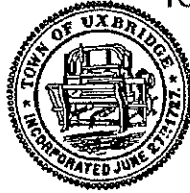


Rob Knapik, Member
John Gniadek, Member
Joseph Frisk, Alternate Member



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

DECISION

ZBA Case#: FY18-02
Zone: Residential A Zone
Owner: Timothy Bonci
Property Address: 16 Hazel Street
Assessor's Reference Map: 18 **Parcel:** 2984
Worcester District Registry of Deeds References: Book: 53693 Page: 157

SPECIAL PERMIT GRANTED with Conditions

Decision Date: December 6, 2017

BACKGROUND: Timothy Bonci, the Owner and Applicant, is seeking a **SPECIAL PERMIT** for an agricultural use, the keeping of three alpacas, on a lot under five acres.

VOTING MEMBERS PRESENT: Rob Knapik, John Gniadek, and Joseph Frisk

SUBMITTALS: Zoning Board of Appeals Application, Certified Abutters List, 4/19/17 ZBA Decision, 1/10/17 Zoning Enforcement Letter

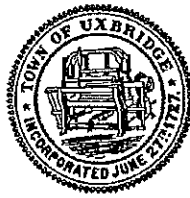
PRESENTATION / DELIBERATIONS / FINDINGS OF FACT:

The public hearing was opened and closed on December 6, 2017. Mr. Bonci attended and presented his application to the Board. He stated his family keeps three alpacas as family pets in their back yard. A portable shed/barn is used for shelter and complies with all local building and Board of Health regulations. The animals' waste is retained in sealed containers until it is taken off site (typically donated to the local community gardens). The alpacas are not used for any related commercial activities at this time. Larry Lench, Building Inspector, attended and confirmed the shed is in compliance and that they have not received any new complaints. No abutters spoke at the hearing. The Board briefly reviewed a related appeal to the ZBA, case number FY17-17, to overturn the Building Inspector's determination that this is an agricultural use of the property.

The Board agreed that it is an allowable use of the property and during deliberations determined the application, as proposed, met the following criteria outlined in Section 400-50 (B) of the Uxbridge Zoning Bylaws:

1. social, economic, or community needs which are served by the proposal – *no impact*
2. traffic flow and safety, including parking and loading – *no impact*
3. adequacy of utilities and other public services – *no need for additional services*
4. neighborhood character and social structures – *allowed use and can be conditioned to ensure no negative impact*
5. impacts on the natural environment – *no impact as long as waste is properly handled and removed*
6. potential fiscal impact, including impact on town services, tax base and employment – *no impact*

Rob Knapik, Member
John Gniadek, 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

ZBA Case#: FY18-02
Zone: Residential A Zone
Owner: Timothy Bonci
Property Address: 16 Hazel Street
Assessor's Reference Map: 18 **Parcel:** 2984
Worcester District Registry of Deeds References: Book: 53693 Page: 157

MOTION / VOTE:

Mr. Frisk made a **MOTION** to close Public Hearing FY 18-02 for 16 Hazel Street. **MOTION SECONDED** by Mr. Gniadek passed unanimously by roll call vote of 3-0-0 (John Gniadek – aye, Rob Knapik – aye, Joe Frisk – aye).

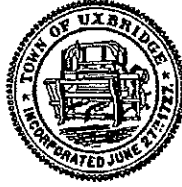
Mr. Frisk made a **MOTION** that the Zoning Board of Appeals to **APPROVE** the **SPECIAL PERMIT** request regarding FY18-02 for **16 Hazel Street** to allow agricultural use for the purposes of keeping three alpacas on the lot of five acres with the following conditions:

Condition 1. Limited to the number of three alpacas of existing noncommercial use; otherwise will need to return to the Board for special permit revision considerations

Condition 2. Maintain compliance with any department of health restrictions or guidance

MOTION SECONDED by Mr. Gniadek passed unanimously by roll call vote of 3-0-0 (John Gniadek – aye, Rob Knapik – aye, Joe Frisk – aye).

Rob Knapik, Member
John Gniadek, 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

ZBA Case#: FY18-02
Zone: Residential A Zone
Owner: Timothy Bonci
Property Address: 16 Hazel Street
Assessor's Reference Map: 18 Parcel: 2984
Worcester District Registry of Deeds References: Book: 53693 Page: 157

SIGNATURE PAGE

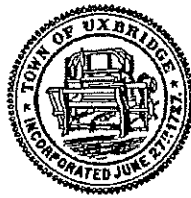
Rob Knapik, Member

John Gniadek, Member

Joe Frisk, Alternate Member

December 6, 2017
Date

Rob Knapik, Member
John Gniadek, 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

ZBA Case#: FY18-02
Zone: Residential A Zone
Owner: Timothy Bonci
Property Address: 16 Hazel Street
Assessor's Reference Map: 18 **Parcel:** 2984
Worcester District Registry of Deeds References: Book: 53693 Page: 157

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. ****