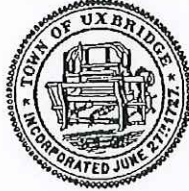


REC'D UXB TOWN CLERK
2022 OCT 18 AM 11:28

Rob Knapik, Chairperson
John Gniadek, Vice Chairperson
Thomas McNulty, Member
Jim Blackburn, Associate Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2019 p

Zoning Board of Appeals DECISION

ZBA Case #: FY23-06

Zone: **Residential C Zoning District**

Applicant: **Gary Rea and Jessica Rae**

Property Address: **27 Forest Lane**

Assessor's Reference Map: **14 Parcel: 3886**

Worcester Registry of Deeds Book: **47513 Page: 302**

SPECIAL PERMIT GRANTED

October 5, 2022

VOTING MEMBERS: Rob Knapik, Jim Blackburn, Thomas McNulty

SUBMITTALS:

- Complete Zoning Board of Appeals Application and Fee
- Certified Abutters List dated August 15, 2022
- Concept Plan for 27 Forest Lane, produced by DiPrete Engineering, dated April 30, 2022

REQUEST: The **APPLICANTS** are seeking a **SPECIAL PERMIT** to construct a private stable on the property in accordance with Appendix A, Table of Use Regulations, Uxbridge Zoning Bylaw

PRESENTATION / FINDINGS OF FACT / DELIBERATIONS:

A public hearing on the Application was opened & closed by the Board on October 5, 2022.

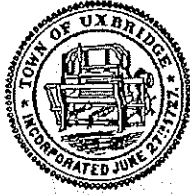
Jessica and Gary Rea, the property owners attended the public hearings on behalf of their petition. Mrs. Rea explained the structure is for her personal use to house and have the ability to ride her two horses on her own property. She provided a review of the site plans and the work proposed.

Board members identified their authority to grant the relief is identified in Appendix A the Table of Use Regulations, Section D. Commercial Uses, Private Stable, nonprofit is allowed by Special Permit issued by the Zoning Board of Appeals. Members agreed that nonprofit in this instance means noncommercial not a nonprofit organization.

Board members applied the following criteria outlined in Section 400-50 (B) of the Uxbridge Zoning Bylaws to the project as follows:

1. No impact on social, economic or community needs
2. No impact on traffic flow and safety, including parking, and loading
3. No impact the utilities and other public services
4. No impact neighborhood character and social structures due to the placement of the structure being

Rob Knapik, Chairperson
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Zoning Board of Appeals DECISION

ZBA Case #: FY23-06

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5. There should be no impact on natural environment
6. No impact on town services, tax base and employment

Board members reviewed potential conditions with the applicant related to the number of horses permitted and the stable not being used for commercial purposes. There were no comments from members of the public.

MOTIONS / VOTES:

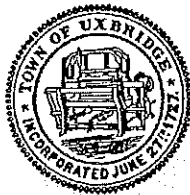
Mr. McNulty made a **MOTION** to close the Public Hearing FY 23-06 for 27 Forest Lane. **MOTION SECONDED** by Mr. Blackburn passed unanimously by **VOTE** of 3-0-0.

Mr. McNulty made a **MOTION** to grant the Special Permit as requested for 27 Forest Lane on a finding that the criteria has been met with the following **CONDITIONS**:

1. The stable & riding arena may not be used for commercial purposes
2. The total number of horses permitted is limited to six (6)

MOTION SECONDED by Mr. Blackburn passed unanimously by **VOTE** of 3-0-0.

Rob Knapik, Chairperson
John Gniadek, Vice Chairperson
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Zoning Board of Appeals DECISION

ZBA Case #: FY23-06
Zone: Residential C Zoning District
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SIGNATURE PAGE

Rob Knapik, Chairperson

John Gniadek, Vice Chairperson

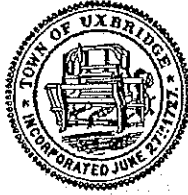
Thomas McNulty, Member

Jim Blackburn, Associate Member

October 5, 2022

Date

Rob Knapik, Chairperson
John Gniadek, Vice Chairperson
Thomas McNulty, Member
Jim Blackburn, Associate Member



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Zoning Board of Appeals DECISION

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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

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. ****