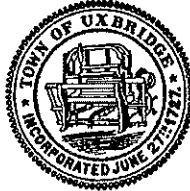


Rob Knapik, Chairman  
John Gniadek, Vice Chairman  
Mark Kaferlein, Clerk  
Thomas McNulty, Associate Member  
Jim Blackburn, Associate Member



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

## TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

**MEETING MINUTES: Wednesday, June 2, 2021**

REC'D UXB TOWN CLERK  
2021 JUL 20 AM 9:43

**Present:** Rob Knapik, Thomas McNulty, Jim Blackburn and Administrator Melissa Shelley

### PUBLIC HEARINGS

1. **FY21-14: 35 Commerce Drive** – The applicant, Unilock New York, Inc., is seeking a height variance of twenty-three feet (23') above the allowable forty-five feet (45') to accommodate a specific manufacturing process during the expansion of the facility. The property is located in an **Industrial B Zoning District**, shown on the Town of Uxbridge Assessor's **Map 40** as **Parcel 3855**, and described in a deed recorded at the Worcester Registry of Deeds **Book 36055 Page 178**.

The applicant was represented by Mark Wickstrom, Wickstrom Morse LLP and Jay Lemire, Plant Manager Unilock, Uxbridge, presented the project to the Board.

The height variance is sought to accommodate the industrial mixing of concrete. The additional height of the building is necessary to allow for the tallest part of the equipment that constitutes the mixer deck. This deck supports the mixers that mix the concrete for manufacturing. Above the mixers is an overhead crane which allows the ability to maintain the mixers. The new building / structures would reach an elevation of approximately 68ft above grade. While this is above the Maximum Height for Zone I-B which is 45ft, there are existing non-conforming structures on site that are of the same 68ft height.

The applicant discussed that the fire department had identified the benefit of not sinking the taller equipment into a pit, which would create an undue safety concern related to confined space. This presents an unnecessary danger to the employees and any first responders called upon for a confined space rescue.

Discussed noise from the new facility should be the same or reduced compared to the existing manufacturing process.

Truck traffic would potentially double (20 trucks/day to 40/day), however compared to other area businesses will still remain insignificant overall. Direct access to RT146A and RT146 limits the impacts of this to the community.

Utilities are minimal with only a new electricity service being provided by National Grid. Town Sewer would also be used, however that is limited to toilets and sanitary systems. No wastewater from the manufacturing would be discharged to the sewer. The facility has their own well and does not use town water.

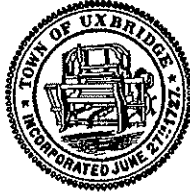
Discussed that UniLock has been a good company to the community over the years. Existing facility was built in 2000 with several expansions over the year.

No conditions were identified during the discussions as being needed and so the board did not request feedback from the applicant on any.

Board members reviewed the standard for the grant of a variance as outlined in M.G.L. Chapter 40A §10. There was consensus among members that the constraints brought on by the shape of the lot, identified through the testimony of the applicant, represented a circumstance in which literal enforcement bylaw would cause a financial hardship. They also found granting the relief would not be detrimental to the public or derogate from the intent of the Uxbridge Zoning Bylaw.

**Motion:** Mr. McNulty made a motion to close the Public Hearing for FY21-14 35 Commerce Drive. Motion seconded by Mr. Blackburn passed unanimously by roll call vote of 3-0-0 (Blackburn – aye, Knapik – aye, McNulty - aye).

Rob Knapik, Chairman  
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**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

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**Motion:** Mr. McNulty made a motion that the Zoning Board of Appeals found that there are circumstances related to the shape of the land and that literal enforcement of the Uxbridge Zoning Bylaw could cause a substantial hardship financial or otherwise and that relief may be granted in the form of a height variance of twenty-three (23') as requested in FY21-14 for 35 Commerce Drive without substantial detriment to the public good or nullifying or derogating from the intent or purpose of the bylaw. Motion seconded by Mr. Blackburn passed unanimously by roll call vote of 3-0-0 (Blackburn – aye, Knapik –aye, McNulty – aye).

**ADMINISTRATIVE**

1. Meeting Minutes Review: 5/5/21

**Motion:** Mr. McNulty made a motion approve the 5/5/21 ZBA meeting minutes as written. Mr. Blackburn seconded, and the motion passed unanimously by roll call vote of 3-0-0 (Blackburn – aye, McNulty, Knapik – aye).

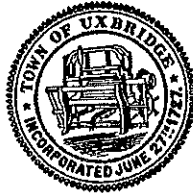
**ANY OTHER BUSINESS, which may lawfully come before the Board**

**ADJOURNMENT: NEXT ZBA MEETING, Wednesday, July 7, 2021**

**Motion:** Mr. Blackburn moved to adjourn the June 2, 2021 meeting of the Zoning Board of Appeals. Mr. McNulty seconded and the motion passed unanimously by roll call vote of 3-0-0 (Blackburn – aye, Knapik – aye, McNulty – aye).

Respectfully Submitted,  
Melissa Shelley

Rob Knapik, Chairman  
John Gniadek, Vice Chairman  
Mark Kaferlein, Clerk  
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Jim Blackburn, Associate Member

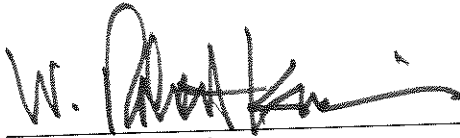


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**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

**MEETING MINUTES: Wednesday, June 2, 2021**

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Rob Knapik, Member

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John Gniadek, Member

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Mark Kaferlein, Member

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Thomas McNulty, Associate Member

\_\_\_\_\_  
Jim Blackburn, Associate Member

7/19/21  
\_\_\_\_\_  
Date

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**TOWN OF UXBRIDGE  
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**MEETING MINUTES: Wednesday, June 2, 2021**

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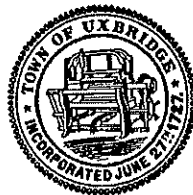
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**MEETING MINUTES: Wednesday, June 2, 2021**

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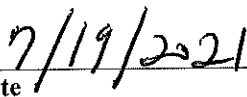
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