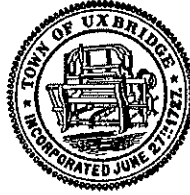


Rob Knapik, Chairman
John Gniadek, Vice Chairman
Thomas McNulty, Member
Jim Blackburn, Associate Member



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

**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

REC'D UND TOWN CLERK
2022 NOV 9 AM 10:08

MEETING MINUTES: Wednesday, June 22, 2022

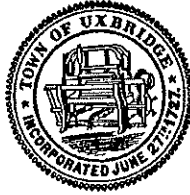
Present: ZBA Members Rob Knapik, Jim Blackburn and Thomas McNulty and Planning Board Members Joe Leonardo, Eli Laverdiere, Jim Smith, Barry Hauck, Rory St. Pierre

ADMINISTRATIVE

1. Potential Zoning Bylaw Amendments

- Members of the Zoning board attended the June 22, 2022 Planning Board meeting solicit thoughts, comments and input on proposed additions to the Uxbridge Zoning Bylaw (ZBL) for signs & accessory dwelling units. Regulations involving connecting free standing structures with an underground wall were also considered. Mr. Knapik provided a brief review of each proposed amendment before each were discussed in more detail as follows:
 - **Proposed Sign Bylaw discussion** –Mr. Blackburn explained the idea for the proposed sign bylaw came about during a recent gas station filing. The only language regulating signs in our ZBL is that signs greater than 40 sq. ft are restricted – aside from a few cases where it is called out that free standing signs are not allowed (adult entertainment or cannabis businesses). Depending on how a sign is assessed by the Building Inspector, there could be many signs in town that don't comply (e.g. the Hannaford sign as a whole is much larger than 40 sq. ft. but because it's made up of several smaller signs it was considered to be in compliance). In the current situation, if an applicant was denied a sign and wanted to appeal it to the ZBA it becomes problematic. Additionally, there isn't anything in the bylaw that could protect residential areas from large lighted signs under 40 sq. ft from being installed.
 - The proposed sign bylaw was crafted with both residences and businesses in mind as well as offering flexibility to the issuing authority. ZBA would be the issuing authority in the residential districts and Planning Board for the business and industrial districts.
 - There was further review & more detailed discussion of the proposed bylaw section 3 signs in the Industrial district and whether 80 sq. ft. may be too large – using Quaker Highway as an example where if each business had a large sign it would be a lot). Election (Political) signs and signs placed during subdivision developments were discussed in more detail also.
 - Members of the Planning Board agreed to thoroughly review the proposal and submit any recommendations to Mr. Blackburn. Town counsel review is planned and everyone agreed that input from the Economic Development Manager and Town Planner would also be useful.
 - **Proposed Accessory Dwelling Unit Bylaw discussion** – Mr. Blackburn said work on the Accessory Dwelling Unit began with a recommendation from the Building Inspector – there wasn't a specific reason, the town does receive a lot of requests for this but it doesn't appear to be a "problem". However, with the condition of housing in town this presents an opportunity for the town to adopt something that could be a benefit families in town. The Accessory Dwelling Unit would allow homeowners of single-family residence to add an apartment with its use limited to a family member or caregiver (e.g. elderly parent, adult children, caregiver, disabled family member).
 - It was suggested to the Board to make it a Special Permit that would expire in 3 years as some type of enforcement method. After three years the homeowner would have to request to extend the special permit and demonstrate why it needs to be habituated by someone who fits the categories it

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MEETING MINUTES: Wednesday, June 22, 2022

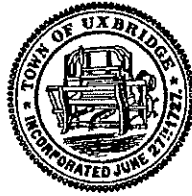
- allows for. There was further discussion about this being potentially difficult to regulate and benefit of having 3-year permit as a mechanism to enforce it in place.
- As with the sign bylaw, members of the Planning Board agreed to review the proposal and submit any additional recommendations to Mr. Blackburn.
 - **Attaching Structures** – Mr. Knapik explained that people building houses in town are allowed to connect 2 freestanding structures with a wall that has no other purpose other than attaching the two structures. The wall is often concrete and subsurface, but because the structures are attached, under the ZBL they are considered to be one structure. The ZBL's definitions of building and structure are such that it has been interpreted that as long as they are connected is one structure. The result is that certain parcels can be developed for a greater density than the ZBL meant for. Consequently, after a building permit denial, a lawsuit was filed in the early 2010's and a settlement reached to which the town said "we agree" because of the way the ZBL's are written. Even though it wasn't a court "decision", the Building Department has historically allowed this practice. The ZBA members didn't have language prepared at this time but were hoping to gauge interest from the Planning Board members. Planning Board members provided some additional background information and comments and both boards agreed there is a need to move forward and try to correct the issue.

ADJOURNMENT: Next Regularly Scheduled ZBA Meeting, Wednesday, July 6, 2022

Motion: Mr. McNulty made a motion to adjourn the June 22, 2022 meeting of the Zoning Board of Appeals. Mr. Blackburn seconded, and the motion passed unanimously by vote of 3-0-0.

Respectfully Submitted,
Melissa Shelley

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



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**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: Wednesday, June 22, 2022

SIGNATURES:

Rob Knapik, Member

John Gniadek, Member

Jim Blackburn, Associate Member

Thomas McNulty, Associate Member

November 2, 2022
Date