

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

REC'D UXB TOWN CLERK
2020 MAY 18 AM 11:11

**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: Wednesday, February 5, 2020

Present: John Gniadek, Mark Kaferlein, Thomas McNulty, Jim Blackburn and Land Use Administrator Melissa Shelley

Absent: Rob Knapik

I CALL TO ORDER

It being approximately 6:00pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

II PUBLIC HEARINGS

1. **FY20-08: 560 West Street, Uxbridge Rod and Gun Club, owner/applicant, is seeking a SPECIAL PERMIT,** in accordance to the Uxbridge Zoning Bylaw Appendix B Table of Use Regulations, to expand the use of the private club by adding an additional gun range. The property is located in the **Agricultural Zoning District** and is shown on the Town of Uxbridge Assessor's **Map 38 Parcels 1171, 2764, and 2858** and described in a deed recorded at the Worcester Registry of Deeds **Book 4737 Page 473 and Book 08674 Page 106.**

Discussion: Brian Hassett, Allen Engineering attended on behalf of the applicant, the Uxbridge Rod and Gun Club. He reviewed the revisions made to the plan since the last meeting. A protective berm was added utilizing the specification from the Department of Energy. Additionally, a temporary sedimentation basin for the construction phase was added per the request of the Conservation Commission. There is also a planting plan and schedule for restoring the area after the excavation occurs. The Commission approved the project and issued an Order of Conditions on February 4, 2020.

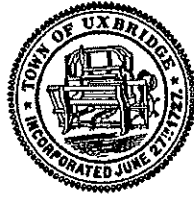
Mr. Blackburn raised a concern related to the trap range being perpendicular to the proposed rifle range with not separation between the two. The gun club owner indicated the trap range is only open very limited hours and that they would be amenable to a condition that both ranges would not be open at the same time.

Mr. Gnaidek read Town Counsel's recommendations related to property ownership and the applicant agreed to applicable condition to ensure there are no issues if one of the parties decides not to move forward. There were some additional conditions discussed and agreed upon. No members of the public spoke to the petition.

During deliberations, members of the Board applied the request to the Special Permit criteria outlined in Section 400-50 (B) of the Uxbridge Zoning Bylaws:

1. Social, economic or community needs – *positive, expanding an existing local private club*

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2. Traffic flow and safety, including parking – *neutral, new members and/or additional trips to the club is not anticipated, & no new parking is needed. Additionally, the applicant addressed concerns for safety on site during design revisions.*
3. Adequacy of utilities and other public services – *neutral, no existing water or sewer on site*
4. Neighborhood character and social structures – *neutral, the Gun Club was in existence at the site for some time*
5. Impact on natural environment – *neutral, changing from a wooded area to a grassy meadow*
Additionally, the Uxbridge Conservation Commission has issued an Order of Conditions for the work and the Uxbridge Planning Board is reviewing an application for the associated gravel removal from the site
6. Fiscal impact including impact on town services, tax base and employment – *neutral, private club so no fiscal impact is anticipated*

Motion I: Mr. McNulty made a motion to close the Public Hearing for FY 20-08 for 560 West Street. Motion seconded by Mr. Kaferlein passed unanimously by vote of 3-0-0.

Motion II: Mr. McNulty made a motion that the Zoning Board of Appeals approve the Special Permit as requested in ZBA application FY20-08 for 560 West Street subject to the following conditions. Mr. Kaferlein seconded, and the motion passed by vote of 3-0-0.

1. The project is constructed as designed in the plan set submitted with the application (Site Plan for Uxbridge Rod and Gun Club, prepared by Allen Engineering, Job #00230, Revised January 16, 2020).
2. The applicant obtains any required permits and project complies with all applicable state and local regulations.
3. Only one firing range may be open and active at any given time. Simultaneous firing activity on the skeet range and rifle range is shall not be permitted.
4. The Uxbridge Police Department must perform a safety visit and provide approval in the form of a signature on the Building Permit prior to opening the new range.
5. The Uxbridge Rod and Gun Club complete a Purchase and Sale agreement with David Sadowski for Parcels 2764, 2858 on Uxbridge Assessors Map number 38.

III MINUTES/MAIL/INVOICES

1. 01/07/20 Meeting Minutes Review

Motion: Mr. McNulty moved to accept the meeting minutes from the 1/7/20 as written. Mr. Gniadek seconded, and the motion passed unanimously by vote of 4-0-0.

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

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MEETING MINUTES: Wednesday, February 5, 2020

V ADJOURNMENT: NEXT ZBA MEETING, Wednesday, March 4, 2020

Motion: Mr. McNulty moved adjourn the February 5, 2020 meeting of the ZBA. Mr. Kaferlein seconded, and the motion passed by vote of 3-0-0.


SIGNATURES:

(Recused)

Rob Knapik, Member

John Gniadek, Member

Mark Kaferlein, Member



Thomas McNulty, Associate Member

Jim Blackburn, Associate Member

5-6-20

Date

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