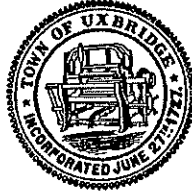


Rob Knapik, Chairman
John Gniadek, Vice Chairman
Thomas McNulty, Associate Member
Jim Blackburn, Associate Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2019 p
2000 UXB TOWN CLERK
2022 JUN 7 AM 10:17

TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

MEETING MINUTES: Wednesday, April 6, 2022

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

CALL TO ORDER:

It being approximately 6:00 pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Chairperson.

PUBLIC HEARINGS:

1. **FY22-08: 199 Hartford Avenue West** The applicants Robert and Paula Fisette, are seeking a **VARIANCE** of 3.9 feet to the right-side setback requirement to construct a detached garage on the property. The property is located in the **Residential C Zoning District**, shown on the Town of Uxbridge Assessor's **Map 11 Parcel 3786** and described in a deed recorded at the Worcester Registry of Deeds in Book 35394 on Page 300.

Byron Andrews of DiPrete Engineering represented the Applicant during the public hearing. The Applicant is requesting a side setback variance for a proposed detached garage on the right side of the property at the end of his driveway. Mr. Andrews explained the reason for the request is due to the width of the lot being only 100 feet wide and that a variance for reduced frontage was granted in 2006. He noted there was not enough room on the left side for the garage. The proposed garage is not full-size – it is 22 feet in width so he's already trying to work with the property lines as best he can by minimizing the garage. There will be 6.1 feet to the side property line and so a 3.9-foot variance in the side setback is being requested.

The Uxbridge Zoning Enforcement Officer did not have any comments on the petition. The property owner of 193 Hartford Avenue West, the direct abutter on the right-side, attended the meeting to speak in favor of granting the variance.

Members considered the standard set forth under M.G.L. c. 40A, §10 agreed the shape of the lot presented a circumstance that created a hardship for the property owner. They discussed whether any conditions of approval would be appropriate. They concurred that it was reasonable to conclude that the granting of the variance would not be a detriment to the public good or derogate from the intent of the bylaw.

Motion: McNulty made a motion to close the Public Hearing FY 22-08 for 199 Hartford Avenue West. Motion seconded by Mr. Blackburn passed unanimously by vote of 3-0-0.

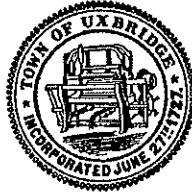
Motion: Mr. Knapik made a motion that the Zoning Board of Appeals grant a Variance of 3.9 feet to the right-side setback to construct a detached garage on a finding that there is a hardship related to the shape of the parcel and that the variance may be granted without detriment to the public good and without nullifying or derogating from the purposes and intent of the Uxbridge Zoning Bylaw. Motion seconded by Mr. Blackburn passed unanimously by vote of 3-0-0.

ADMINISTRATIVE:

1. **Meeting Minutes Review: 3/2/22**

Motion: Mr. McNulty made a motion to approve the 3/2/22 ZBA meeting minutes. Mr. Blackburn seconded, and the motion passed unanimously by vote of 3-0-0.

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



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**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: Wednesday, April 6, 2022

2. Zoning Bylaw Amendments

- Mr. Blackburn made some updates to the Accessory Dwelling bylaw draft along to the Planning Board to be reviewed and discussed with the Sign bylaw draft. There was discussion about the content and the process. Members concurred that the Fall Town Meeting would be appropriate to propose the changes and they agreed to review Mr. Blackburn's recent updates and go over during the next meeting before passing along the PB.

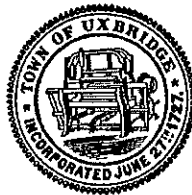
ANY OTHER BUSINESS, which may lawfully come before the Board:

ADJOURNMENT: Next Regularly Scheduled ZBA Meeting, Wednesday, May 4, 2022

Motion: Mr. McNulty made a motion to adjourn the April 6, 2022 meeting of the Zoning Board of Appeals. Mr. Blackburn seconded, and the motion passed unanimously by roll call vote of 3-0-0.

Respectfully Submitted,
Melissa Shelley

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



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**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: Wednesday, April 6, 2022

SIGNATURES:

Rob Knapik, Member

John Gniadek, Member
Jim Blackburn, Associate Member
Thomas McNulty, Associate Member

June 1, 2022
Date