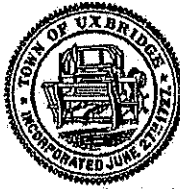


Rob Knapik, Chairman  
John Gniadek, Vice Chairman  
Mark Kaferlein, Clerk  
Thomas McNulty, Associate Member  
Jim Blackburn, Associate Member



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

**TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS**

REC'D UXB TOWN CLERK  
2021 JAN 21 AM 9:26

**MEETING MINUTES: Wednesday, December 2, 2020**

**Present:** Rob Knapik, John Gniadek, Mark Kaferlein, Thomas McNulty, Jim Blackburn and Administrator Melissa Shelley

**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. He made the following statement to explain the purpose for the remote meeting: *Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Uxbridge Conservation Commission is being conducted via remote participation. Although, no in-person attendance of members of the public will be permitted, the Town of Uxbridge has made every effort to ensure the public can adequately access the proceedings in real time via technological means. This meeting is being streamed on Uxbridge Community Television and Zoom per the instructions on the agenda alternatively members of the public can call in by calling 301-715-8592 and using meeting i.d 861 620 3349. All motions will be voted on with roll call vote.*

**PUBLIC HEARINGS**

1. **FY21-07: 191 Sutton Street, Lisa M. Hefron, Owner/Applicant**, is seeking a **VARIANCE** of the front yard setback requirement for detached garages and accessory uses from seventy-five feet (75') to ten feet (10') to construct a detached garage. The property is located in the **Residential C Zone** and shown on the Town of Uxbridge Assessor's Map 11, Parcel 1164 and described in a deed recorded at the Worcester Registry of Deeds in Book 60340 and Page 114.

**Discussion:** Mr. Knapik opened the public hearing and assigned Mr. Gniadek and Mr. Kaferlein as voting members. He explained the Board received a request from the Applicant's representative to continue the public hearing as they make some revisions to the plan.

**Motion:** Mr. Gniadek made motion to continue the Public Hearing for FY21-07 191 Sutton Street to the January 6, 2021 meeting of the ZBA. Mr. Kaferlein seconded, and the motion passed unanimously by roll call vote of 3-0-0 (Gniadek – aye, Kaferlein – aye, Knapik – aye).

**ADMINISTRATIVE**

1. 11/4/20 Meeting Minutes Review

**Motion:** Mr. McNulty moved to adopt the 11/4/20 meeting minutes of the Zoning Board of Appeals as written. Mr. Gniadek seconded, and the motion passed unanimously by roll call vote of 5-0-0 (Blackburn – aye, Gniadek – aye, Kaferlein – aye, Knapik – aye, McNulty – aye).

2. Zoning Bylaw Amendments

- There was a brief review of the upcoming amendments to the Zoning Bylaw to be voted on during the upcoming Town Meeting December 16, 2020. It was noted that the request to create a multi town zoning district may be tabled for a future meeting.
- There Board discussed the possibility of proposing an amendment to the Zoning Bylaw during the Spring Annual Town Meeting that will change the definition of a structure to lessen the ability to make a larger structure by combining two buildings with a knee wall. There was consideration background and how this proposed change could impact multiple different forms of developments or projects. Members agreed with Mr. Knapik formulating an email with the concerns and submitting it to the Town Manager's office for review and advice from Town Counsel.
- There was also discussion about our Zoning Bylaw's regulations for signs (section 400-10) – it's characterized as a use and is very general and somewhat limited. Members agreed to obtain the Zoning Enforcement Officer's perspective on the matter – Mr. Blackburn agreed to email Mr. Lench so it can be discussed during the next meeting.

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**TOWN OF UXBRIDGE  
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**ADJOURNMENT: NEXT ZBA MEETING, Wednesday, January 6, 2021**

**Motion:** Mr. McNulty moved to adjourn the December 2, 2020 meeting of the Zoning Board of Appeals. Mr. Gniadek seconded and the motion passed unanimously by roll call vote of 4-0-0 (Blackburn – aye, Gniadek – aye, Knapik – aye, McNulty – aye).

Respectfully Submitted,  
Melissa Shelley

**SIGNATURES:**

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Rob Knapik, Member

\_\_\_\_\_  
John Gniadek, Member

\_\_\_\_\_  
Mark Kaferlein, Member

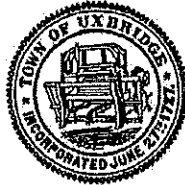
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\_\_\_\_\_  
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1/6/21

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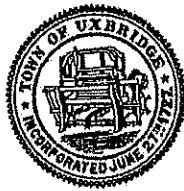
  
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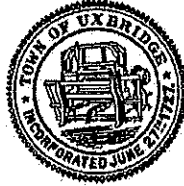
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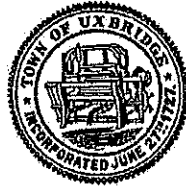
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Date January 13, 2021

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01/13/2021  
Date