



JUL 28 '16 AM 9:49

TOWN OF UXBRIDGE

Posted by
Uxbridge
Town Clerk

Meeting

Cancellation

Board or Commission: UXBRIDGE ZONING BOARD OF APPEALS AGENDA

Meeting Date: August 3, 2016 -- 6:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. PUBLIC HEARINGS

Continued from July 6, 2016

1. FY16-15: 671 & 685 Quaker Highway, Cardinal Enterprise Realty, LLC, Owner. Applicant is seeking a **SPECIAL PERMIT** to construct a proposed gas service station and retail (convenient store) on a parcel of land within an Industrial Zoned area. In accordance with the Uxbridge Zoning Bylaws Appendix A D. Commercial Uses "Gasoline or Oil Filling Station" requires a Special Permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on the Town of Uxbridge Assessor's Map 45 Parcels 3895 & 4725 and described in a deed recorded at the Worcester Registry of Deeds Book 42585 Page 253.

2. FY16-16: 52 Pond Street, Glen & Janet Hadlock, Owners. Applicants are seeking a **VARIANCE** to allow conversion of a single family dwelling with "in-law" apartment to a duplex and an **APPEAL OF A RULING**, the June 27, 2016 zoning violation letter. Property is shown on the Town of Uxbridge Assessor's Map 28 Parcel 3224 and described in a deed recorded at the Worcester Registry of Deeds Book 53795 Page 148 and is located in an agricultural zone

3. FY17-1: 502 Douglas Street, Maureen & Gerald Griffiths c/o Aris Group, LLC / Aris Group, LLC Owner/Applicant. Owner/applicant is seeking a **SPECIAL PERMIT** to construct a gas service station and retail (convenience store), on a parcel located within an agricultural and business zoned area. In accordance with the Uxbridge Zoning Bylaw Appendix D, Commercial Uses "Gasoline or Oil Filling station" requires a special permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on the Town of Uxbridge Assessor's Map 23 Parcel 4364 and described in a deed recorded at the Worcester Registry of Deeds Book 05815 Page 0239.

4. FY17-2: 0 Elmdale Road, Aris Group LLC, Owner/Applicant. Applicant is seeking a **SPECIAL PERMIT** to remove sand and gravel from the property in accordance with Chapter 181 of the Uxbridge Zoning Bylaws. Property is shown on the Town of Uxbridge Assessor's Map 25 Parcel 3979 and described in a deed recorded at the Worcester Registry of Deeds Book 55344 Page 172 and is located in the residential A zoning district.

5. FY17-3: 0 Quaker Street, Richard Hurteau, Owner. Applicant is seeking a **VARIANCE** to construct a single family dwelling lacking the required frontage. The property has no frontage in the Town of Uxbridge. Property is shown on the Town of Uxbridge Assessor's Map 51 Parcel 2341 and 1438 and is shown on the Town of Millville Assessor's Map 124-9-14 and described in a deed recorded at the Worcester Registry of Deeds Book 39254 Page 67 and is located in the agricultural zoning district.

**UXBRIDGE ZONING BOARD OF APPEALS AGENDA CONTINUED
WEDNESDAY, July 6, 2014 - 7:00 PM**

6. FY17-4: 262 Millville Road, Uxbridge Center Crossing, LLC / Aris Group, LLC, Owner/Applicant. Owner/applicant is seeking a **SPECIAL PERMIT** to construct a gas service station and retail (convenience store), on a parcel located within an industrial and business zoned area. In accordance with the Uxbridge Zoning Bylaw Appendix D, Commercial Uses "Gasoline or Oil Filling station" requires a special permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on the Town of Uxbridge Assessor's Map 30 Parcel 2077 and described in a deed recorded at the Worcester Registry of Deeds Book 51999 Page 210.

Continued from June 1, 2016 & July 6, 2016; Site visit on 6-18-16

7. FY16-13: 950 Millville Road/Owners, Edward L. Thiebault and Debroah A. Thiebault and 0 Millville Road/Owner Edward L. Thiebault. Applicants are seeking a **SPECIAL PERMIT** pursuant to **Section 400-12** so that their son, **Joshua E. Thiebault**, may continue the non-conforming use that the owners began circa 1989, consisting of processing and selling firewood, which Joshua took over circa 2012. Property is shown on the Town of Uxbridge Assessor's Map 46 Parcels 2133 & 1395 and described in a deed recorded at the Worcester Registry of Deeds Books 12060 & 52741 Pages 88 & 305 and is located in Residential-C zone

II. NEW BUSINESS

1. FY15-19, 619 West Street – Extension requested under MGL Chapter 40A, Section 10

III. MINUTES/MAIL/INVOICES

06/01/16 Meeting Minutes

07/06/16 Meeting Minutes

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

1. FY2017 -Reorganization

V. ADJOURNMENT: NEXT ZBA MEETING, WEDNESDAY, SEPTEMBER 7, 2016

MEETING POSTINGS:

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.