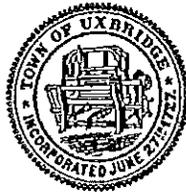


**ZONING BOARD OF APPEALS**

Mark Wickstrom, Chair  
Stephen O'Connell, Vice Chair  
Bruce Desilets, Member  
Joseph Alves, Alternate Member  
Thomas Bentley, Alternate Member  
Joseph Frisk, Alternate Member



Uxbridge Town Hall  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
508-278-0709 f

**DECISION**

DEC 30 '14 PM 2:35

**SPECIAL PERMIT GRANTED**

**ZBA Case# FY 15-06  
Zone Business  
Assessor's Map 23 Parcel 3545**

**Received by  
Uxbridge  
Town Clerk**

**Property Address** 515 Douglas Street, Uxbridge, MA  
**Deed Reference** Worcester District Registry of Deeds Book 52107 Page 227  
**Owner** Pembroke Realty Trust, Louis C. Tusino, Trustee  
**Applicant** Guaranteed Builders & Developers, Inc.

The Applicant on behalf of the Owner requested a Special Permit for the proposed use of the property as a banquet facility with a service bar, citing it as an allowable use by Special Permit under Uxbridge Zoning Bylaw §400-12. The property is located at **515 Douglas Street, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 23 Parcel 3545 and described in a deed recorded in the Worcester District Registry of Deeds Book 52107 Page 227; the property is in Business zone.

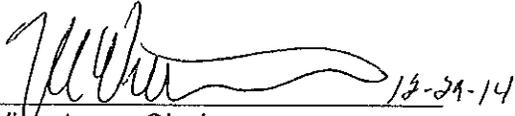
**PRESENTATION / DELIBERATIONS**

**Present:** Chair Mark Wickstrom, Clerk Bruce Desilets, and Associate Member Thomas Bentley.

At a public hearing held December 11, 2014 which was duly noticed, the Board considered the Application and materials that were submitted, which included the "Serendipity Function Hall" plan, revised 09/17/14; Abutters List Report; Board of Health Permit to Operate a Food Establishment, issued 09/18/14; Town of Uxbridge Alcohol License, issued 07/16/14; copy of an email from Doug Scott, Uxbridge Zoning Enforcement Officer, dated 10/22/14; and assorted site pictures. The Board also considered the testimony of the applicant and abutters that were present, which included testimony that the site would be used in the same manner as it had for many years as a function hall. The Board considered the potential detriment to the community of additional outdoor noise by conditioning the Special Permit as set forth below.

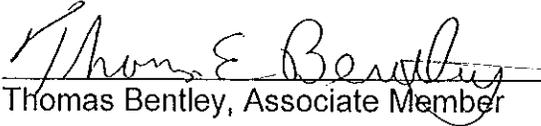
Mr. Wickstrom made a **MOTION** that the Board **APPROVE** the Special Permit application for use of the property as a banquet facility with a service bar as set forth in the application and that the Special Permit criteria contained in Zoning Bylaw 400-50 (b) have been met. The Special Permit is **CONDITIONED** upon; 1) the continued licensing by the Board of Selectmen and Board of Health, as applicable, and; 2) that any outdoor music be subject to an entertainment license to be issued by the Board of Selectmen (with a recommendation to the

Board of Selectmen that they set forth the hours of operation for outdoor music and a deadline of 9pm for any outdoor activity). The motion carried (3-0).

 12-21-14

Mark Wickstrom, Chair

\_\_\_\_\_  
Bruce Desilets, Clerk

  
Thomas Bentley, Associate Member

**COPY**

Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40 A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk.

I hereby certify that twenty (20) days has elapsed from the file date and no appeal has been filed in this office.

A true copy: ATTEST

\_\_\_\_\_  
Town Clerk, Kelly Dumas or  
Assistant Town Clerk

Town Seal

**\*\*THE APPLICANT IS REMINDED OF THEIR RESPONSIBILITY TO RECORD THIS DECISION AT THE REGISTRY OF DEEDS PER THE CERTIFICATE OF GRANTING. NO PERMITS SHALL ISSUE UNTIL THE SPECIAL PERMIT IS RECORDED\*\***