



TOWN OF UXBRIDGE
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2020 JUL 30 AM 11:20

Meeting Cancellation

Board or Commission: UXBRIDGE ZONING BOARD OF APPEALS

Meeting Date & Time: Wednesday, August 5, 2020 at 6:00pm

Location: Remote Meeting - <https://us02web.zoom.us/j/82224903051>

Members of the public who wish to participate in the meeting may do so in the following manner: **online at <https://us02web.zoom.us/j/82224903051> or by phone at (301) 715-8592 using meeting i.d. 871 9429 3994.** Participants will be able to send a comment or question to the Chair via the chat function.

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 limitation on the number of people that may gather in one place, this meeting of the Uxbridge Zoning Board of Appeals will be conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. Persons who would like to view/listen to this meeting live may do so by watching the Government Channel @ www.uxbridgetv.org or on Uxbridge Community Television Channel 191. For those unable to watch it live, you may view the recording of the meeting on the Government Channel @ <http://archive.uxbridgetv.org>

I. PUBLIC HEARINGS

1. **FY21-01: 502 and 486 Douglas Street, the applicant Uxbridge Gas and Market, LLC**, is seeking a **SPECIAL PERMIT**, in accordance with the Uxbridge Zoning Bylaws Appendix B: Table of Uses, for a 5000 s.f. Filling Station/Convenience Store and drive through coffee shop with five (5) gasoline pump islands and two (2) high speed diesel pump islands. The applicant is also requesting a **VARIANCE** to the requirements of Zoning Section 400-10 D.3 that prohibit billboards which include any sign over forty (40) s.f. in area. The proposal is for two (2) 20-foot-high pylon signs and one (1) 70-foot high-rise sign equaling a total area of three hundred forty (340) +/- s.f. The properties are shown on the Town of Uxbridge Assessor's **Map 23 Parcels 4364 and 4424** and described in deeds recorded at the Worcester Registry of Deeds in **Book 54556 and Page and Book 27722 Pages 63 and 346**.
2. **FY21-02: 83 St. Andre Drive, the applicant James Priestly**, is seeking a **SPECIAL PERMIT**, for a new 12'x20' garage storage structure on site in accordance with Section 400-12 C. Non-Conforming Structures. The existing lot does not have the required area, frontage, and does not meet the current setbacks for an existing accessory structure. The proposed new accessory use structure will not further increase any existing setbacks and will not make the site more non-conforming. The property is shown on the Town of Uxbridge Assessor's **Map 12C Parcel 3372** and described in deeds recorded at the Worcester Registry of Deeds in **Book 58718 and Page 244**.
3. **FY21-03: 504 Quaker Highway, Justus Kyengo, Applicant**, is seeking a **SPECIAL PERMIT** in order to obtain a Class II Auto Dealer License to conduct the sales of used motor vehicles. The property is located in an **Industrial Zone** and shown on the Town of Uxbridge Assessor's **Map 45, Parcel 0464** and described in a deed recorded at the Worcester Registry of Deeds in **Book 53843, Page 130**.

II. MINUTES/MAIL/INVOICES

1. 07/01/20 & 7/15/20 Meeting Minutes Review

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

IV. ADJOURNMENT: NEXT ZBA MEETING, Wednesday, September 2, 2020