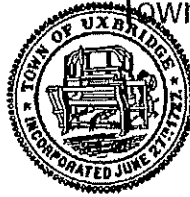


Rob Knapik, Member
John Gniadek, Member
Mark Kaferlein, Member
Thomas McNulty, Associate Member



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

DECISION

ZBA Case #: **FY19-11**
Zone: **Industrial Zone**
Owner: **K9 Realty, LLC**
Property Address: **504 Quaker Highway**
Assessor's Reference Map: **45** Parcel: **0464**
Worcester District Registry of Deeds References: Book: **53843** Page: **129**

Special Permit Granted with Conditions

Decision Date: March 6, 2019

BACKGROUND: Evan Thompson, Applicant, is seeking a **SPECIAL PERMIT** in order to obtain a Class II Auto Dealer License to conduct the sales of used motor vehicles at **504 Quaker Highway**.

VOTING MEMBERS: Rob Knapik Chair, John Gniadek and Mark Kaferlein

SUBMITTALS:

- Zoning Board of Appeals Application for a Special Permit
- Property Deed
- Certified Abutter List

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT:

A public hearing was opened and closed on March 6 2019.

Evan Thompson, the applicant and owner of Thompson Auto Sales presented his application to the Board. Mr. Thompson will be leasing space on the property to operate his used auto sales business. He stated he plans to display ten (10) to twelve (12) passenger automobiles in a raised fenced in area along Quaker Highway. He is also utilizing a portion of the building as office space and two existing parking spaces for customers. Mr. Thompson does not plan to repair vehicles and explained he plans to refer customers to Dave's Auto Repair another active business on the property for that type of service.

The Building Inspector attended the meeting informed members of the Board that a dealership occupied this space previously. One member of the public attended with questions regarding hours of operation and number of cars allowed.

During deliberations, Board members agreed the application, as proposed, was an appropriate use of the property and that met the following criteria outlined in Section 400-50 (B) of the Uxbridge Zoning Bylaws:

1. Positive impact on social, economic or community needs in that there is a need for competition
2. Little to no impact on traffic flow and safety, including parking, and loading due to the location and size of the business
3. The utilities and other public services are adequate because this business should have a low impact
4. This business is suitable for neighborhood character and social structures because the development in the area is similar
5. There should be no impact on natural environment
6. The fiscal impact including impact on town services, tax base and employment appears to be a net benefit

Rob Knapik, Member
John Gniadek, Member
Mark Kaferlein, Member
Thomas McNulty, Associate Member



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508-278-0709 f

DECISION

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MOTION / VOTE:

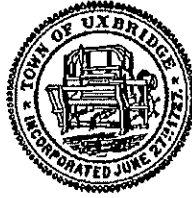
Mr. Gniadek made a **MOTION** to close the Public Hearing FY 19-11 for 504 Quaker Highway. **MOTION SECONDED** by Mr. Kaferlein passed unanimously by vote of 3-0-0.

Mr. Gniadek made a **MOTION** that the Zoning Board of Appeals **GRANT** the **SPECIAL PERMIT** request FY19-11 for the retail sales of used automobiles at 504 Quaker Highway pursuant to a Class II Dealers License. The approval is subject to the following **CONDITIONS**:

1. Hours of operation allowed are Monday-Friday 10:00am to 6:00pm and Saturday-Sunday 10:00am to 4:00pm.
2. Number of vehicles on display allowed is no more than 10
3. Repairs are not permitted on site by the applicant or his business.

MOTION SECONDED by Mr. Kaferlein and the motion passed unanimously by **VOTE** of 3-0-0.

Rob Knapik, Member
John Gniadek, Member
Mark Kaferlein, Member
Thomas McNulty, Associate Member

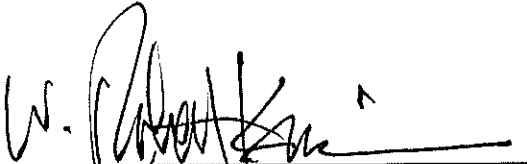


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DECISION

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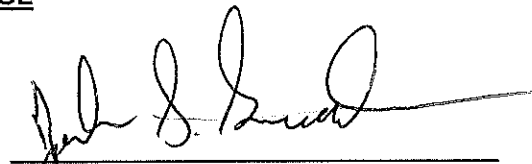
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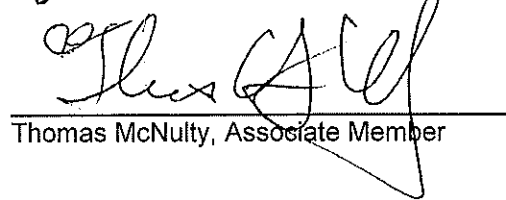
Rob Knapik, Member



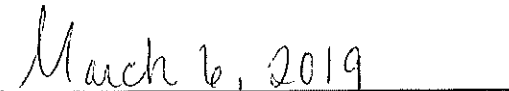
Mark Kaferlein, Member



John Gniadek, Member

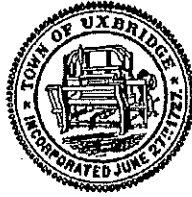


Thomas McNulty, Associate Member



Date

Rob Knapik, Member
John Gniadek, Member
Mark Kaferlein, Member
Thomas McNulty, Associate Member



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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

Date

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 PERMIT IS RECORDED. ****