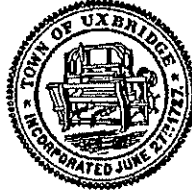


Rob Knapik, Member
 John Gniadek, Member
 Mark Kaferlein, Member
 Thomas McNulty, Associate Member



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

ZBA DECISION

ZBA Case #: FY19-12

Zone: **Residential A**

Owner: **Dennis Schadler**

Property Address: **151 North Main Street**

Assessor's Reference Map: **18A** Parcel: **2176**

Worcester District Registry of Deeds References: Book: **54726** Page: **224**

Received by
 Uxbridge
 Town Clerk

Special Permit Granted with Conditions

Decision Date: **June 5, 2019**

BACKGROUND: Steven Lobisser, applicant, is seeking a **SPECIAL PERMIT** change a pre-existing, non-conforming Business/Professional use at the property, to include a laundromat. The property is shown on the Town of Uxbridge Assessor's Map **18A** Parcel **2176** and described in a deed recorded at the Worcester Registry of Deeds Book **54726** Page **224**. The property is located in the **Residential A Zone**.

VOTING MEMBERS: Rob Knapik Chair, Mark Kaferlein, and Thomas McNulty

SUBMITTALS:

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

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT:

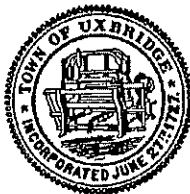
At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **opened and closed on June 5, 2017**.

Steven Lobisser, the applicant and owner of Double Bubble Laundromat and Laundry Services presented his application to the Board. Mr. Lobisser owns and operates laundromats in Upton and Milford and through his customers and market research determined a need for these services in Uxbridge. The most recent use of the building on the property was a tattoo parlor and prior to that it was a laundromat. Mr. Lobisser will be leasing the space with the hopes of purchasing in the future. Services to be offered include self-service laundry, wash-dry-fold, and senior citizen valet. Mr. Lobisser requested hours of operation of 5:00am to 10:00pm and explained the doors are unlocked and locked automatically and staff will be onsite approximately one half of the open hours. He estimates there will be approximately thirty-eight (38) machines to be able to handle six hundred an estimated eighty (680) pounds of capacity of laundry. There are fifteen (15) available parking spots, including a handicap parking spot, which Mr. Lobisser found sufficient for the business. There are no plans to modify the existing building exterior and Mr. Lobisser stated any plumbing modifications would comply with state building codes. The Uxbridge Building Inspector attended the meeting, suggested conditions and verified the parking requirements (a 1500 sq. ft., the amount of space being leased, requires eight parking spaces). No members of the public offered comment during the hearing.

Board members considered each of the following criteria in compliance with the Uxbridge Zoning Bylaws Section 400-50 (B):

1. social, economic or community needs – *Members agreed the proposed business serves a community need.*
2. traffic flow and safety, including parking – *Members agreed parking is adequate.*
3. adequacy of utilities and other public services – *Members agreed utilities and services are adequate.*

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



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ZBA DECISION

ZBA Case #: FY19-12

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4. neighborhood character and social structures – *Members agreed that this change of use would have minimal impact if any on the neighborhood*
5. impact on natural environment – *Members agreed there should be no change to the natural environment as no construction is proposed.*
6. fiscal impact including impact on town services, tax base and employment – *Members agreed it should be comparable to the existing business and should not have a heavy effect on town resources.*

During deliberations, members agreed that the application met the general and specific criteria for granting a Special Permit, was an appropriate use of the property and considered potential conditions.

MOTION / VOTE:

Mr. McNulty made a **MOTION** to close the Public Hearing FY 19-12 for 151 N. Main Street. **MOTION SECONDED** by Mr. Kaferlein passed unanimously by vote of 3-0-0.

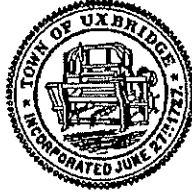
Mr. McNulty made a **MOTION** that the Zoning Board of Appeals **GRANT** the **SPECIAL PERMIT** request FY19-12 for 151 North Main Street under Section 400-12 B (2) of the Uxbridge Zoning Bylaws to change the use of a non-conforming business use of an existing building to a different non-conforming use of a laundromat. The Board specifically finds the proposed use is not more detrimental to the neighborhood and fulfills the criterial set forth in Section 400-50 (B).

The approval is subject to the following **CONDITIONS**:

1. Hours of Operation allowed are 5am – 10pm 7 days a week
2. The applicant obtain and maintain an necessary state and local licenses for commercial laundromat

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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ZBA DECISION

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SIGNATURE PAGE

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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ZBA DECISION

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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. ****