

COPY

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

SPECIAL PERMIT GRANTED

DEC 4 11 41 12:51

December 3, 2014

Received by
Uxbridge
Town Clerk

ZBA Case# FY15-04
Zone Industrial

Property Location 20 Lackey Dam Road, Uxbridge, MA
Assessor's Map 15 Parcel 684

Worcester District Registry of Deeds Book 28591 Page 358
Owner ABF Realty LLC / Applicant Robert Cherrier

BACKGROUND

FY15-04: Owner ABF Realty LLC/Applicant Robert Cherrier. The Applicant on behalf of the Owner is seeking a Special Permit for an application to build a 3,600 square foot building in the industrial zone to be used for a Class II license (used cars) for 20 cars and automotive repair. The property is located at **20 Lackey Dam Road, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 15, Parcel 684. The undersigned's title to said land is derived from BB&S Land Corp. of Uxbridge, Inc. by deed dated December 16, 2002 and recorded in the Worcester District Registry of Deeds Book 28591, Page 358; in Industrial zone.

SUBMITTALS

Application form and materials were received October 14, 2014, including Quitclaim Deed; Site Plan dated June 2, 1998; Layout Plan; a copy of the Application for Certified Abutters List, list, and labels; a copy of Application For a License to Buy, Sell, Exchange or Assemble Second Hand Motor Vehicle or Parts Thereof, including Workers' Compensation Insurance Affidavit; General Business; and, associated fee.

PRESENTATION / DELIBERATIONS

Present: Chair Mark Wickstrom, Vice Chair, Stephen O'Connell, and, Clerk Bruce Desilets.
Absent: Associate Members Joseph Alves, Thomas Bentley, and Joseph Frisk.

Robert Cherrier representing himself stated his desire to move his business (Main Street Auto in Whitinsville, MA) to 20 Lackey Dam Road; property is serviced by Town of Douglas water with private sewer system; going to Board of Selectmen for Class II license next; one story building; approximately 60,000 square foot lot; room for vehicles on property and in the building; will comply with curb cut requirements from the State; and, seeking all necessary approval and compliance. Discussion included water issue with neighboring business; need to go to Planning Board (doesn't need to); limiting of light on the property; conducting MA auto inspections; proposed backlit sign or internally contained sign; and, potentially two (2) employees, BVT students to teach them the trade;

The Chair asked for comment from the public. Being none, the Public Hearing was closed.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and closed on November 5, 2014.

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Owner ABF Realty LLC / Applicant Robert Cherrier

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.**

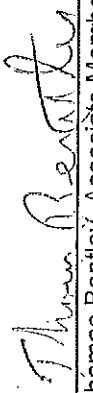
MOTIONS

I, Mr. O'Connell, move that the Board close the Public Hearing for Owner ABF Realty LLC/Applicant Robert Cherrier. Seconded by Mr. Desilets, the motion carried 3-0-0.

I, Mr. Desilets, in accordance with Town of Uxbridge Zoning Bylaws, move that the Board grant a Special Permit for FY15-04 Owner ABF Realty LLC/Applicant Robert Cherrier for the 3,600 square foot building for vehicle repair with the following special conditions: 1) a maximum of twenty (20) cars for sale onsite; 2) full compliance with existing bylaw for signage; 3) maintain the hours of operation as stated in the application (Monday thru Friday 8am-8pm, Saturday 8am-5pm, Sunday 8am-5pm); and, 4) the Applicant must meet all requirements of the Board of Selectmen Class II license. Seconded by Mr. O'Connell, the motion carried 3-0-0.


 Mark Wickstrom, Chair

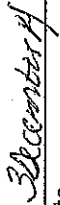
Joseph Alves, Associate Member


 Thomas Bentley, Associate Member

Stephen O'Connell, Vice Chair


 Bruce Desilets, Clerk

Joseph Frisk, Associate Member


 Date

