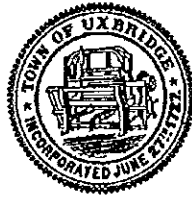


Mark Wickstrom, Chair
Stephen O'Connell, Vice Chair
Bruce Desilets, Member
Joseph Alves, Alternate Member
Thomas Bentley, Alternate Member
Joseph Frisk, Alternate Member



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21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

AUG 18 '15 AM 7:42

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Uxbridge
Town Clerk

COPY

DECISION

SPECIAL PERMIT GRANTED

ZBA Case# FY 16-02

Zone: Industrial Zone

Owner / Applicant: Steve Pedro, Ayoub Engineering

Property Address: 30 Lackey Dam Rd., Uxbridge, MA

Assessor's Reference: Map: 015 Parcel: 0655

Worcester District Registry of Deeds References: Book: 20743 Page: 290

BACKGROUND: The Applicant is seeking to amend a Special Permit for new signage at their existing gas station.

SUBMITTALS: Application and site plan

VOTING MEMBERS PRESENT: Chairman Mark Wickstrom, Alternate Member Thomas Bentley, and Alternate Member Joseph Frisk

ABSENT: Vice Chair Stephen O'Connell, Clerk Bruce Desilets, and Alternate Member, Joseph Alves,

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT

The Public Hearing was opened and closed on August 5, 2015. The Applicant submitted the following testimony and evidence:

1. Application and site plan
2. Testimony from Steve Pedro, Ayoub Engineering

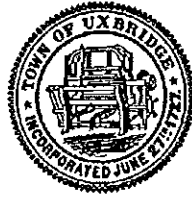
ABUTTERS: No abutters present

During deliberations, under Section 400-12, the Board found that the proposed application met the criteria for a Special Permit.

1. There is no impact on social, economic, or community needs which are served by the proposal.
2. Applicant has addressed traffic flow and safety. There is no impact on parking and loading.
3. There is no impact on utilities and public services.
4. There is no change to the impact on the neighborhood character and social structures.
5. There is no impact on the natural environment.
6. The potential fiscal impact, including impact on town services, tax base, and employment, is positive.

The findings of the Board is that the proposal is not detrimental to the neighborhood.

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



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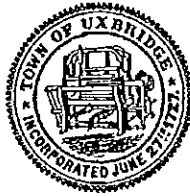
MOTIONS/VOTE: MOTION I: to close the public hearing made by Mr. Frisk. Motion was seconded by Mr. Bentley. Motion carried by roll call vote, 3-0-0. Mr. Bentley-aye. Mr. Frisk-aye. Mr. Wickstrom-aye.

MOTIONS/VOTE: MOTION I: Mr. Bentley made a motion that the Board **GRANT** the **SPECIAL PERMIT** and applicant be allowed to construct sign as designed in the application as shown on the Nouria Energy Corp Plan, by AYOUB Engineering for 30 Lackey Dam Road dated 4/28/2015 with final revision dated 7/9/2015 and that the special permit criteria under 400-50 have been met. The special permit is conditioned on removing the two existing signs per the proposal in the application.

Motion was seconded by Mr. Frisk.

The motion carried by roll call vote, 3-0-0; Mr. Bentley-aye. Mr. Frisk-aye. Mr. Wickstrom-aye.

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



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DECISION

SPECIAL PERMIT GRANTED

ZBA Case# FY 16-02

Zone: Industrial Zone

Owner / Applicant: Steve Pedro, Ayoub Engineering

Property Address: 30 Lackey Dam Rd., Uxbridge, MA

Assessor's Reference: Map: 15 Parcel: 0655

Worcester District Registry of Deeds References: Book: 20743 Page: 290

SIGNATURE PAGE

Mark Wickstrom, Chairman

Absent

Stephen O'Connell, Vice Chairman

Absent

Bruce Desilets, Clerk

Thomas Bentley, Alternate Member

Absent

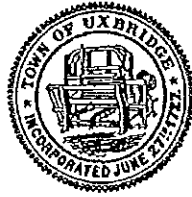
Joseph Alves, Alternate Member

Joseph Frisk, Alternate Member
remote participation

8-5-15

Date

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



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DECISION

SPECIAL PERMIT GRANTED

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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

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.****