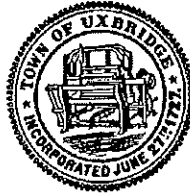


Mark Wickstrom, Chair
 Thomas Bentley, Alternate Member
 Bruce Desilets, Alternate Member
 Joseph Frisk, Alternate Member
 Joseph Alves, Alternate Member
 Kevin Harn, Alternate Member
 Chris Currie, Alternate Member



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

DECISION

SPECIAL PERMIT GRANTED

Received by
 Uxbridge
 Town Clerk

ZBA Case# FY 16-15

Zone: Industrial Zone

Owner: Cardinal Enterprise Realty, Inc.

Property Address: 671 & 685 Quaker Hwy., Uxbridge, MA

Assessor's Reference: Map 45 Parcels: 3895 & 4725

Worcester District Registry of Deeds References: Book: 42585 Pages: 253

BACKGROUND: The Applicant is seeking a SPECIAL PERMIT to construct a proposed gas service station and retail (convenient store) on a parcel of land within an Industrial Zoned area.

VOTING MEMBERS PRESENT: Associate Member, Tom Bentley; Alternate Member, Bruce Desilets; and Alternate Member, Kevin Harn.

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT

The Public Hearing was opened and closed on September 21, 2016.

FY16-15: 671 & 685 Quaker Highway, Cardinal Enterprise Realty, LLC, Owner. Applicant is seeking a **SPECIAL PERMIT** to construct a proposed gas service station and retail (convenient store) on a parcel of land within an Industrial Zoned area. In accordance with the Uxbridge Zoning Bylaws Appendix A D. Commercial Uses "Gasoline or Oil Filling Station" requires a Special Permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on the Town of Uxbridge Assessor's Map 45 Parcels 3895 & 4725 and described in a deed recorded at the Worcester Registry of Deeds Book 42585 Page 253.

The Applicant submitted the following testimony and evidence: Application and supporting materials.

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and closed on September 21, 2016. Discussion was had regarding safety, traffic coming from Ironstone St., concerns about private wells in that area, and any plans to put questionable dirt into that area. The Engineer, Mr. Hutnak, stated that was not something that would work nor is it part of the current plans. Mr. Desilets stated there were less issues with this site than some of the other proposed sits before the Board, that it was a better area, and that it might improve the property since they would clean it up. Discussion was had regarding the parcels and it was agreed that there would be no entrance or exit on Parcel 4725, 685 Quaker Hwy.

There were no abutters present that spoke to the petition.

Mark Wickstrom, Chair
Thomas Bentley, Alternate Member
Bruce Desilets, Alternate Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate Member
Kevin Harn, Alternate Member
Chris Currie, Alternate Member



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DECISION

SPECIAL PERMIT GRANTED

ZBA Case# FY 16-15

Zone: Industrial Zone

Owner: Cardinal Enterprise Realty, Inc.

Property Address: 671 & 685 Quaker Hwy., Uxbridge, MA

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Worcester District Registry of Deeds References: Book: 42585 **Pages:** 253

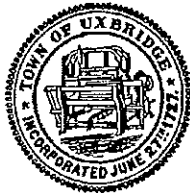
Deliberations: Mr. Desilets stated that the proposal does not hurt the social, economic, or community needs. It does not greatly affect the traffic flow and safety of the area, including parking and zoning. There is adequacy of utilities and public services, It does not negatively affect the neighborhood character and social structures; there is a gas station across the street. It does not have a negative impact on the natural environment and the potential fiscal impact, including impact on town services, tax base and employment is positive.

MOTION II: to grant the **Special Permit** for **671 & 685 Quaker Highway** to construct a proposed gas service station and retail (convenient store) on a parcel of land within an Industrial Zoned area, with no entrance/exit on parcel 4725, for safety reasons made by Mr. Desilets.

Motion was seconded by Mr. Harn. Motion carried by roll call vote 3-0-0.

Mr. Desilets –aye. Mr. Harn –aye. Mr. Bentley –aye.

Mark Wickstrom, Chair
Thomas Bentley, Alternate Member
Bruce Desilets, Alternate Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate Member
Kevin Harn, Alternate Member
Chris Currie, Alternate Member



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DECISION

ZBA Case# FY 16-15
Zone: Industrial Zone
Owner: Cardinal Enterprise Realty, Inc.
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Assessor's Reference: Map 45 Parcels: 3895 & 4725
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SIGNATURE PAGE

Recused

Mark Wickstrom, Chairman

Thomas Bentley
Thomas Bentley, Alternate Member

Bruce Desilets
Bruce Desilets, Alternate Member

Joseph Frisk, Alternate Member

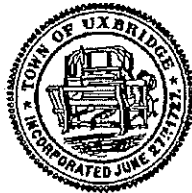
Kevin Harn
Kevin Harn, Alternate Member

Absent
Christopher Currie, Alternate Member

Absent
Joseph Alves, Alternate Member

9/21/16
Date

Mark Wickstrom, Chair
Thomas Bentley, Alternate Member
Bruce Desilets, Alternate Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate Member
Kevin Harn, Alternate Member
Chris Currie, Alternate Member



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SPECIAL PERMIT GRANTED

ZBA Case# FY 16-15
Zone: Industrial Zone
Owner: Cardinal Enterprise Realty, Inc.
Property Address: 671 & 685 Quaker Hwy., Uxbridge, MA
Assessor's Reference: Map 45 **Parcels:** 3895 & 4725
Worcester District Registry of Deeds References: Book: 42585 Pages: 253

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.****