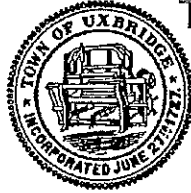


Mark Wickstrom, Chair
Bruce Desilets, Member
Kevin Harn, Member
Chris Currie, Alternate Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate Member



Received by
Uxbridge
Town Clerk

APR 18 '17 AM 9:26

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

DECISION

ZBA Case# FY 17-18
Zone: Industrial Zone
Owner: SB River Road, LLC
Property Address: 217 River Road
Assessor's Reference Map 45 Parcel: 4066
Worcester District Registry of Deeds References: Book: 51014 Page: 1

SPECIAL PERMIT APPROVED

APRIL 5, 2017

BACKGROUND: 217 River Road, SB River Road, LLC, Owner & Jared Hatch, Applicant/Representative. Applicant is seeking a **SPECIAL PERMIT** operate a contractors yard in an Industrial Zone. Property is shown on the Town of Uxbridge Assessor's Map 45 Parcel 4066, and described in a deed recorded at the Worcester Registry of Deeds Book 51014 Page 1. The property is located in an **Industrial Zone**.

VOTING MEMBERS PRESENT: Chair, Mark Wickstrom; Member, Kevin Harn, Alternate Member Chris Currie

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT:

The public hearing was opened and closed on April 5, 2017.

The applicant submitted an application and supporting materials and the following testimony:

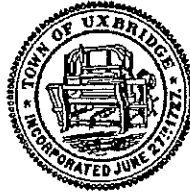
Atty. Joseph M. Antonellis presented the project on behalf of the property owner SB River Road, LLC and applicant/lessee Jared Hatch. Mr. Antonellis explained Mr. Hatch's business is an asphalt and snow removal management company and this location will be used to store equipment and as a central spot and office for employees. Specifically, employees arrive, clock in, receive assignments and return at the end of the day. The business is seasonal, April through December being the busy time and approximately 30 employees. Employees access the property via Megan Court. They have approximately 20 trucks that are cleaned and maintained off site. The site was previously used for a similar operation.

No abutters were present to speak to the application.

The board considered the following criteria outlined in Section 400-50 (B) of the Uxbridge Zoning Bylaws:

1. Social, economic or community needs
2. Traffic flow and safety, including parking, and loading
3. Adequacy of utilities and other public services
4. Neighborhood character and social structures
5. Impacts on natural environment
6. Potential fiscal impact including impact on town services, tax base and employment

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



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DECISION

**ZBA Case# FY 17-18
Zone: Industrial Zone
Owners: SB River Road, LLC
Property Address: 217 River Road
Assessor's Reference Map 45 Parcel: 4066
Worcester District Registry of Deeds References: Book: 51014 Page: 1**

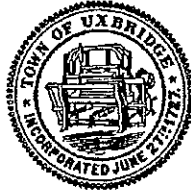
The Board found there to be positive social, economic and fiscal impacts on the town by allowing Mr. Hatch to operate his business at this location. The Board also found there to be no negative impact to traffic, utilities, the environment or the neighborhood character.

MOTION Mr. Currie moved to close public hearing FY17-18 217 River Road. Mr. Harn seconded and the motion passed 3-0-0.

MOTION II: Mr. Wickstrom moved to approve the Special Permit for FY17-18 217 River Road to SB River Road, LLC & Jared Hatch and that the requested Contractors Yard be allowed with the condition that no external storage of bulk material shall be done on the property. Furthermore the board find that the application met the criteria to be considered under Section 400-50b of the Zoning Bylaws.

Condition 1: Special Permit is granted under the condition that no external storage of bulk material shall be done on the property.

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

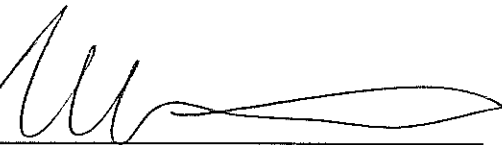


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DECISION

ZBA Case# FY 17-18
Zone: Industrial Zone
Owners: Steve Bevilacqua
Property Address: 217 River Road
Assessor's Reference Map 45 Parcel: 4066
Worcester District Registry of Deeds References: Book: 51014 Page: 1

SIGNATURE PAGE

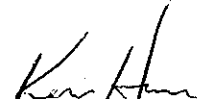


Mark Wickstrom, Chair



Christopher Currie, Clerk

Bruce Desilets, Member



Kevin Harn, Member

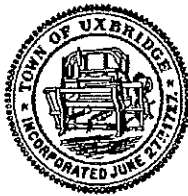
Joe Frisk, Alternate Member

Joseph Alves, Alternate Member

April 5, 2017

Date

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



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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

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. ****