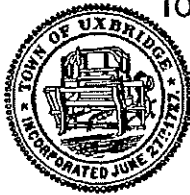


Mark Wickstrom, Chair
Bruce Desilets, Member
Kevin Harn, Member
Chris Currie, Alternate Member
Joseph Frisk, Alternate Member
Joseph Alves, Alternate Member



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 17-22
Zone: Industrial Zone
Owner: Blackstone Company Inc.
Property Address: 619 Quaker Highway
Assessor's Reference Map: 45 **Parcel:** 2998
Worcester District Registry of Deeds References: Book: 16129 Page: 93

SPECIAL PERMIT APPROVED

APRIL 5, 2017

BACKGROUND: 619 Quaker Highway the applicant of record is, **Kevin Powers** and the owner of record is **Blackstone Company, Inc.** The applicant is seeking a **SPECIAL PERMIT** pursuant to Section 400-13 (A) for a Contractors Yard, as defined in Article 10 of the Uxbridge Zoning Bylaws, on the subject property. The property shall be occupied by the applicant as their primary place of business. The business consist of the wholesale of asphalt maintenance products and the bulk distribution of propane gas to customers throughout New England. The applicant is currently operates a business from space he rents at 160 Ironstone Road.

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.

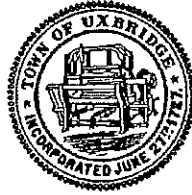
The applicant submitted an application and supporting materials and the following testimony:

Mr. Powers explained he is seeking the special permit to relocate his business, 4 Aces, Inc., to a new location and his plans are to have a new building constructed on the property. 4 Aces, Inc., is a company that sells asphalt maintenance products such as seal coating, sand, crack fillers, and equipment to contractors in the asphalt and seal coating business. Another part of the business is the bulk distribution of propane gas. Mr. Powers explained all the business takes place inside where there is a show room, storage area and offices. The business is seasonal and at most, he has approximately 30 customers in a day. He confirmed there is no storage of bulk materials outside. Mr. Powers currently has a class II dealers permit for 25 cars and plans to apply for the same permit for the Quaker Highway address. 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

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DECISION

ZBA Case# FY 17-22
Zone: Industrial Zone
Owner: Blackstone Company Inc.
Property Address: 619 Quaker Highway
Assessor's Reference Map: 45 Parcel: 2998
Worcester District Registry of Deeds References: Book: 16129 Page: 93

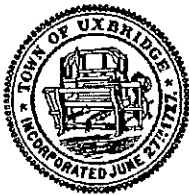
The Board found the project will provide positive social, economic and fiscal impacts on the town. The Board also found there to be no negative impact to traffic, utilities, the environment or the neighborhood character by allowing Mr. Power's business to be located at this property.

MOTION: Mr. Currie moved to close public hearing FY17-22 for 619 Quaker Highway. Mr. Harn seconded and the motion passed 3-0-0.

MOTION II: Mr Wickstrom oved to approve a Special Permit for a contractor's yard at 619 Quaker Highway with the condition that bulk material is not stored outside and is contained if it has to be warehoused outside of the building. The applicant may have up to 25 vehicles with a valid Class II dealer's license. Mr. Currie seconded and the motion passed 3-0-0.

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





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DECISION

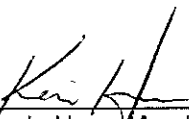
ZBA Case# FY 17-22
Zone: Industrial Zone
Owners: Blackstone Company Inc.
Property Address: 617 Quaker Highway
Assessor's Reference Map: 45 Parcel: 2998
Worcester District Registry of Deeds References: Book: 16129 Page: 93

SIGNATURE PAGE



Mark Wickstrom, Chair

Christopher Currie, Clerk

Bruce Desilets, Member

Kevin Harn, Member

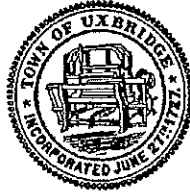
Joe Frisk, Alternate Member

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. ****