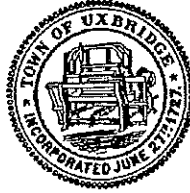


Chris Currie, Chair
 Kevin Harn, Clerk
 Rob Knapik, Member
 Joseph Frisk, Alternate Member



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

Received by
 Uxbridge
 Town Clerk

DECISION

ZBA Case# FY 17-29
Zone: Business
Owner: All for One, Inc.
Property Address: 30 Monahan Drive (870 Quaker Highway)
Assessor's Reference Map: 51 **Parcel:** 2755
Worcester District Registry of Deeds References: Book: 57224 **Page:** 342

SPECIAL PERMIT GRANTED with Conditions

Decision Date: September 12, 2017

BACKGROUND: All for One, Inc., Owner/Applicant is seeking a **SPECIAL PERMIT** in order to obtain a Class II Auto Dealer License to conduct the sales of used motor vehicles.

VOTING MEMBERS PRESENT: Christopher Currie, Kevin Harn, and Rob Knapik

SUBMITTALS: Application form and materials were received on **June 28, 2017**, including a copy of the certified abutter's list.

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT:

At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was **opened and closed on September 12, 2017**.

Mr. Peterson Pereira, the owner/applicant attended the meeting and described his business to the Board. He emphasized the business would continue to operate as it has for the past 20+ years under the name Quaker Highway Service and the reason for this petition is that the original decision was never filed with the Worcester Registry of Deeds.

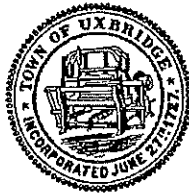
The Board agreed that it appears to be an appropriate use of the property and during deliberations determined the application, as proposed, met the following criteria outlined in Section 400-50 (B) of the Uxbridge Zoning Bylaws:

1. No impact on social, economic or community needs
2. No impact on traffic flow and safety, including parking, and loading
3. The utilities and other public services are adequate
4. No impact on the neighborhood character and social structures as it is an already existing business in an business zone
5. No impact on natural environment
6. The fiscal impact including impact on town services, tax base and employment is positive

MOTION / VOTE:

Rob Knapik made a **MOTION** to close Public Hearing FY 17-29 for 30 Monahan Drive. **MOTION SECONDED** by Mr. Harn passed unanimously by VOTE (3-0-0).

Chris Currie, Chair
Kevin Harn, Clerk
Rob Knapik, Member
Joseph Frisk, 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 17-29
Zone: Business
Owner: All for One, Inc.
Property Address: 30 Monahan Drive (870 Quaker Highway)
Assessor's Reference Map: 51 **Parcel:** 2755
Worcester District Registry of Deeds References: Book: 57224 Page: 342

SPECIAL PERMIT GRANTED with Conditions

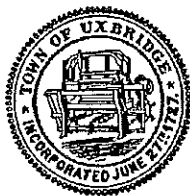
Decision Date: September 12, 2017

Mr. Knapik made a motion that the Board GRANT the SPECIAL PERMIT to All for One Inc. for the retail sales of used automobiles at 30 Monahan Drive under the following conditions:

1. The Special Permit will be Subject to licenses from the Board of Selectmen and compliances to all other zoning by-laws, signage and other setback requirements that may apply.
2. The Special Permit will only apply for a Class II License only (used automobiles) – not Class III (Junk Cars or Parts Sales).
3. The hours of operation will be maintained as stated during the hearing Monday-Friday 9:00am to 6:00pm Saturday 9:00am to 1:00pm and Closed on Sunday.
4. Maximum number of 30 vehicles (for sale) allowed on lot.

MOTION SECONDED by Mr. Harn passed unanimously by VOTE (3-0-0).

Chris Currie, Chair
Kevin Harn, Clerk
Rob Knapik, Member
Joseph Frisk, 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 17-29
Zone: Business
Owner: All for One, Inc.
Property Address: 30 Monahan Drive (870 Quaker Highway)
Assessor's Reference Map: 51 **Parcel:** 2755
Worcester District Registry of Deeds References: Book: 57224 Page: 342

SIGNATURE PAGE

Christopher Currie, Chair

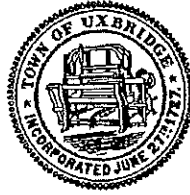
Kevin Harn, Clerk

Rob Knapik, Member

Joseph Frisk, Alternate Member

September 12, 2017
Date

Chris Currie, Chair
Kevin Harn, Clerk
Rob Knapik, Member
Joseph Frisk, 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 17-29
Zone: Business
Owner: All for One, Inc.
Property Address: 30 Monahan Drive (870 Quaker Highway)
Assessor's Reference Map: 51 Parcel: 2755
Worcester District Registry of Deeds References: Book: 57224 Page: 342

SPECIAL PERMIT GRANTED with Conditions

Decision Date: September 12, 2017

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. ****