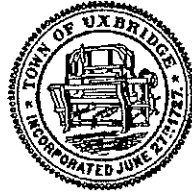


Chris Currie, Chair  
 Kevin Harn, Clerk  
 Rob Knapik, Member  
 Joseph Frisk, Alternate Member



Received by  
 Uxbridge  
 Town Clerk

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 18-01  
**Zone:** Industrial  
**Owner:** Alan & Elaine Brunelle  
**Property Address:** 690 Quaker Highway  
**Assessor's Reference Map:** 45 **Parcel:** 3995 & 4007  
**Worcester District Registry of Deeds References:** Book: 14087 **Page:** 125

### **SPECIAL PERMIT APPROVED with Conditions**

**Decision Date:** September 12, 2017

**BACKGROUND:** Albert Sliney, **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:** Chris 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**.

The applicants Albert and Joseph Sliney attended the meeting and described the property and the proposed business to the Board. There is an existing structure on the property that was once used for Rendezvous Leathers, a motorcycle parts and accessories business. The building has the appropriate water and utilities for customers and will not be used as a residence.

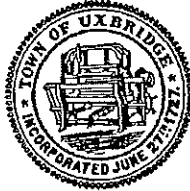
The Board agreed that it appears to be an appropriate use of the property and during deliberations determined the application, as proposed, met the following criteria outlined in Section 400-50 (B) of the Uxbridge Zoning Bylaws:

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 18-01 for 690 Quaker Highway. **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



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## **DECISION**

ZBA Case# FY 18-01  
Zone: Industrial  
Owner: Alan & Elaine Brunelle  
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Worcester District Registry of Deeds References: Book: 14087 Page: 125

### **SPECIAL PERMIT APPROVED with Conditions**

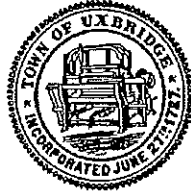
Decision Date: September 12, 2017

Mr. Knapik made a motion that the Board GRANT the SPECIAL PERMIT for the retail sales of used automobiles at 690 Quaker Highway 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 2:00pm and Closed on Sunday.
4. Maximum number of 40 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



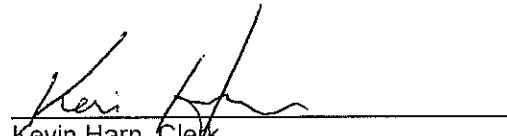
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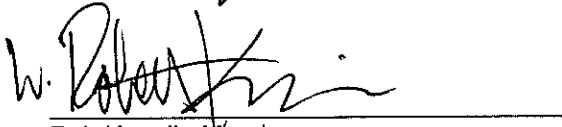
## DECISION

ZBA Case# FY 18-01  
Zone: Industrial  
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## SIGNATURE PAGE

  
Christopher Currie, Chair

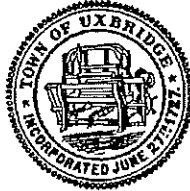
  
Kevin Harn, Clerk

  
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  
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## **DECISION**

ZBA Case# FY 18-01  
Zone: Industrial  
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### **SPECIAL PERMIT APPROVED 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. \*\***