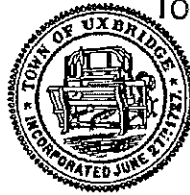


DEC 19 '17 AM 9:18

Rob Knapik, Member
John Gniadek, 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#: FY18-03
Zone: Industrial
Property Owner: Mary Renault
Property Address: 616 Douglas Street
Assessor's Reference Map: 28 Parcel: 1724
Worcester District Registry of Deeds References: Book: 52325 Page: 127

SPECIAL PERMIT GRANTED with Conditions

Decision Date: December 6, 2017

BACKGROUND: 616 Douglas Street, Wayne Marchand, Applicant, is seeking a **SPECIAL PERMIT** in order to obtain a Class II Auto Dealer License to conduct the sales of used Class 7 and Class 8 vehicles.

VOTING MEMBERS PRESENT: Rob Knapik, John Gniadek, and Joseph Frisk

SUBMITTALS: Zoning Board of Appeals Application, Certified Abutters List, and Aerial Images of the property

PRESENTATION / DELIBERATIONS / FINDINGS OF FACT:

The public hearing was opened and closed on December 6, 2017. Mr. Marchand attended the hearing and described his business to the Board. He repairs used Class 7 and Class 8 trucks and would like to have the ability to sell them as well. The business is typically open from 8am to 5pm and occasionally on Saturday. The trucks are parked in the paved area on the property and repair equipment is stored inside the building on site.

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. social, economic, or community needs which are served by the proposal – *no impact*
2. traffic flow and safety, including parking and loading – *no negative impact; the location is well suited for the business due to the proximity to Route 146*
3. adequacy of utilities and other public services – *no need for additional services*
4. neighborhood character and social structures – *located in an industrial zone business fits the area; no residences near by*
5. impacts on the natural environment – *no impact*
6. potential fiscal impact, including impact on town services, tax base and employment – *positive impact to the tax base*

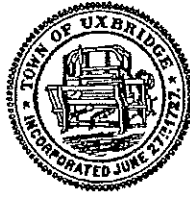
MOTION / VOTE:

Mr. Frisk made a **MOTION** to close Public Hearing FY 18-03 for 616 Douglas Street. **MOTION SECONDED** by Mr. Gniadek passed unanimously by roll call vote of 3-0-0 (John Gniadek – aye, Rob Knapik – aye, Joe Frisk – aye).

MOTION / VOTE:

Mr. Frisk made a **MOTION** that the Zoning Board of Appeals to **APPROVE** the **SPECIAL PERMIT** request for FY18-03, 616 Douglas Street, for the use of no more than five (5) class 7 or 8 vehicles for the purposes of sales under the class II auto dealer operation license. **MOTION SECONDED** by Mr. Gniadek passed unanimously by roll call vote of 3-0-0 (John Gniadek – aye, Rob Knapik – aye, Joe Frisk – aye).

Rob Knapik, Member
John Gniadek, Member
Joseph Frisk, Alternate Member



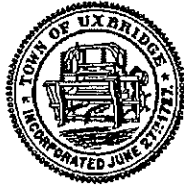
Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

DECISION

ZBA Case#: FY18-03
Zone: Industrial
Owner: Mary Renault
Property Address: 616 Douglas Street
Assessor's Reference Map: 28 **Parcel:** 1724
Worcester District Registry of Deeds References: Book: 52325 Page: 127

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Rob Knapik, Member
John Gniadek, Member
Joseph Frisk, Alternate Member



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DECISION

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SIGNATURE PAGE

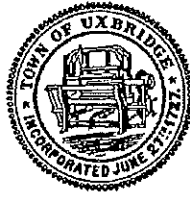
Rob Knapik, Member

John Gniadek, Member

Joe Frisk, Alternate Member

December 6, 2017
Date

Rob Knapik, Member
John Gniadek, Member
Joseph Frisk, Alternate Member



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DECISION

ZBA Case#: FY18-03
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Assessor's Reference Map: 28 Parcel: 1724
Worcester District Registry of Deeds References: Book: 52325 Page: 127

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

Date

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. ****