

Rob Knapik, Chairman
John Gniadek, Vice Chairman
Mark Kaferlein, Clerk
Thomas McNulty, Associate Member
Jim Blackburn, Associate Member



Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2019 p

Zoning Board of Appeals Decision

ZBA Case #: FY20-09

Zone: Residential A

Owners: Dilipkumar and Manjri Mehta Applicant: George Vrahliotis

Property Address: 125 North Main Street

Assessor's Reference Map: 18B Parcel: 2965

Worcester District Registry of Deeds References: Book: 45554 Page: 63

Special Permit GRANTED with CONDITIONS

Decision Date: May 6, 2020

REC'D UXB TOWN CLERK
2020 MAY 20 PM2:21

BACKGROUND: George Vrahliotis, the applicant is seeking a **SPECIAL PERMIT**, in accordance to the Uxbridge Zoning Bylaw Appendix B Table of Use Regulations, to operate a drop off dry-cleaning establishment at the location.

SUBMITTALS:

- Complete Zoning Board of Appeals Application including: Property Deed, Municipal Lien Certificate, Certified Abutters List, and Application Fee
- A sketch of the interior layout of the proposed business
- Uxbridge Zoning Board of Appeals Decision for case FY10-07

VOTING MEMBERS: Rob Knapik, John Gniadek, and Mark Kaferlein

PRESENTATION/FINDINGS/DELIBERATIONS:

A public hearing was open and closed on May 6, 2020. The hearing was conducted via remote participation pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place due in response to Covid-19. Additionally, permitting timelines have been extended and outlined in Section 14 of House Bill 4598.

George Vrahloits, the applicant and Dilip Mehta, the property owner attended the hearing. Mr. Vrahloitis owns and operates two other dry cleaning establishments - his primary location is in Hopkinton and the second is in Southborough. He is proposing to offer "drop-off" dry cleaning and tailoring services at the Uxbridge location. Garments will be taken off site to the Hopkinton location for the actual dry cleaning. The location was previously the site of Young's dry cleaners, in operation in Uxbridge for 25 years, until the owners' retirement in 2016.

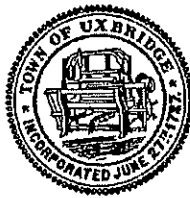
Building Inspector Larry Lench attended the hearing and explained the reason he referred the applicant to the Board was because the building hadn't been used as a dry-cleaner for more than 4 years. He did not have any objections to the proposal.

Abutter comments included a letter from Jane Keegan, 17 Arch Street, submitted to the board to request they consider conditions related to hours of operation, signage, and lighting since the site abuts residential property.

During deliberations, members of the Board applied the request to the Special Permit criteria outlined in Section 400-50 (B) of the Uxbridge Zoning Bylaws as follows:

1. Social, economic or community needs – *members agreed the proposal meets criteria: there is a need in Uxbridge for a dry cleaner*

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2. Traffic flow and safety, including parking – *members agreed the proposal meets criteria: parking appears adequate; there are some traffic challenges in this part of town but are not the burden of this applicant*
3. Adequacy of utilities and other public services – *members agreed the proposal meets criteria: existing utilities are adequate and the new business should have no impact*
4. Neighborhood character and social structures – *members agreed the proposal meets criteria: existed as a dry cleaner for many years and fit in fine*
5. Impact on natural environment – *members agreed the proposal meets criteria: impact on the environment is negligible*
6. Fiscal impact including impact on town services, tax base and employment – *members agreed the proposal meets criteria: should be a positive fiscal impact for the town*

MOTION / VOTE:

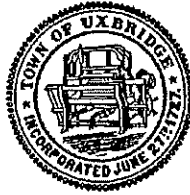
Mr. Gniadek made a **MOTION** to close the Public Hearing for FY 20-09 for 125 North Main Street. **MOTION SECONDED** by Mr. Kaferlein passed unanimously by roll call **VOTE** of 3-0-0 (Gniadek – aye, Kaferlein -aye, Knapik – aye).

Mr. Kaferlein made a **MOTION** that the Zoning Board of Appeals **APPROVE** the **SPECIAL PERMIT** for an offsite dry-cleaning operation at 125 North Main Street subject to the following **CONDITIONS**:

- Hours of Operation may occur Monday through Friday between 6:30am and 8:00pm and Saturday between 6:30am and 5:00pm.
- The signage must remain in the location and be of the same size as the existing sign on the property.
- The signage lighting must be off between the hours of 10:00pm and 6:00am.

MOTION SECONDED by Mr. Kaferlein passed unanimously by roll call **VOTE** of 3-0-0 (Gniadek – aye, Kaferlein -aye, Knapik – aye).

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Worcester District Registry of Deeds References: Book: **45554** Page: **63**

SIGNATURE PAGE 1 of 3

Rob Knapik, Chairman

John Gniadek, Vice Chairman

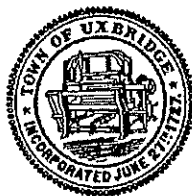
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Date

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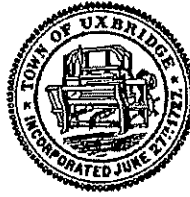
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May 20, 2020

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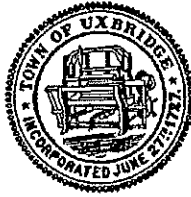
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8/11/2020

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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

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. ****