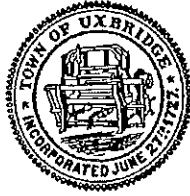


Rob Knapik, Member  
John Gniadek, Member  
Thomas McNulty, Associate Member  
Jim Blackburn, Associate Member



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

## **Zoning Board of Appeals DECISION**

ZBA Case #: FY22-07  
Zone: **Business Zoning District**  
Applicant: **John Bazinet**  
Property Address: **810 Quaker Highway**  
Assessor's Reference Map: **51** Parcel: **1085**  
Worcester Registry of Deeds Book: **61749** Page: **361**

### **SPECIAL PERMIT GRANTED**

February 2, 2022

**VOTING MEMBERS:** Rob Knapik, Thomas McNulty, Jim Blackburn

#### **SUBMITTALS:**

- Complete Zoning Board of Appeals Application and Fee
- Property Deed
- Certified Abutters List

**REQUEST:** The applicant John Bazinet is seeking a **SPECIAL PERMIT** pursuant to a Class II Dealer License to sell and store Recreational Vehicles (e.g. motorhomes, campers) on consignment at the property.

#### **PRESENTATION / FINDINGS OF FACT / DELIBERATIONS:**

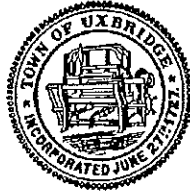
A public hearing on the Application was opened & closed by the Board on February 2, 2022.

John Bazinet, the Applicant, presented his application to the Zoning Board Members.

The Property situated on the corner of Quaker Highway and Adams Street, is shown as Uxbridge Assessor's Parcel ID 051.0-1085-0000.0, and comprises approximately 1.02 acres of land. Situated on the Property is one commercial structure, the Uxbridge Plaza, comprised of separate businesses that lease space from the Applicant. Customer parking is located in the front of the structure facing Quaker Highway. The Applicant purchased the property in January 2020 after leasing space at the location for a consignment shop for approximately 10 years. He would like to have the ability to store and/or sell recreational vehicles such as motorhomes and campers on consignment at the location. The Applicant explained, this business will operate from the office on the backside of the structure primarily by appointment.

According to the Table of Use Regulations of the Uxbridge Zoning Bylaw, "Garaging and Maintaining more than 3 vehicles" is a use allowed by Special Permit in the Business Zoning District. Additionally, a Special Permit granted by the Zoning Board of Appeals is also a requirement to obtain a Class II Dealer Licenses from the Uxbridge Board of Selectmen.

Rob Knapik, Member  
John Gniadek, Member  
Thomas McNulty, Associate Member  
Jim Blackburn, Associate Member



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## **Zoning Board of Appeals DECISION**

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The Board applied the six criteria set forth in the standard to be considered upon the issuance of a Special Permit as defined in Section 400-50 of the Uxbridge Zoning Bylaws. Members agreed they could find the criteria has been favorably met.

No members of the public spoke in favor or opposition to the proposal.

### **MOTIONS / VOTES:**

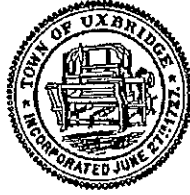
Mr. McNulty made a **MOTION** to close the Public Hearing FY 22-07 for 810 Quaker Highway. **MOTION SECONDED** by Mr. Blackburn passed unanimously by roll call **VOTE** of 3-0-0 (Blackburn – aye, McNulty – aye, Knapik – aye).

Mr. McNulty made a **MOTION** that the Zoning Board of Appeals **GRANT** the **SPECIAL PERMIT** as requested on a finding that the criteria set forth under Section 400-12 of the Uxbridge Zoning Bylaw has been met. The approval is subject to the following **CONDITIONS**:

1. Hours of operation allowed are Monday through Saturday from 8:00am-6:00pm.
2. The maximum number of vehicles allowed for storage and consignment on the property at any given time is 35.
3. The existing accessway through the property is to be maintained.
4. There may be no storage of vehicles within 15 feet of the building.

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

Rob Knapik, Member  
John Gniadek, Member  
Thomas McNulty, Associate Member  
Jim Blackburn, Associate Member



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## Zoning Board of Appeals DECISION

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### SIGNATURE PAGE

Rob Knapik, Chairman

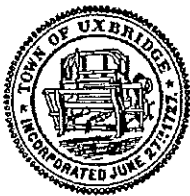
John Gniadek, Vice Chairman

Jim Blackburn, Associate Member

Thomas McNulty, Associate Member

February 2, 2022  
Date

Rob Knapik, Member  
John Gniadek, Member  
Thomas McNulty, Associate Member  
Jim Blackburn, Associate Member



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## **Zoning Board of Appeals 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

\_\_\_\_\_  
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. \*\***