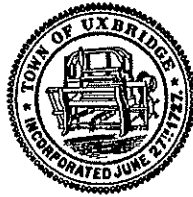


Rob Knapik, Chairman
John Gniadek, Vice Chairman
Mark Kaferlein, Clerk
Thomas McNulty, Associate Member



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

**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

REC'D UXB TOWN CLERK
2019 NOV 7 AM 8:35

MEETING MINUTES: Wednesday, October 2, 2019

Present: Rob Knapik, Mark Kaferlein and Thomas McNulty and Land Use Administrator Melissa Shelley

Absent: John Gniadek

I CALL TO ORDER

It being approximately 6:00pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Chair, who led the Pledge of Allegiance

II PUBLIC HEARINGS

1. **FY17-29-MOD: 30 Monahan Drive, Peterson Pereira, All for One Inc., Owner/Applicant**, is seeking a **MODIFICATION** to his **SPECIAL PERMIT** for a Class II Auto Dealer License to increase the number of vehicles allowed on the site. The property is shown on the Town of Uxbridge Assessor's Map **51** Parcel **2755** and described in a deed recorded at the Worcester Registry of Deeds Book **57224** Page **342**. The property is located in the **Business Zone**. *(continued public hearing)*

Discussion: Attorney Knapik provided a recap of the discussions and activities since the public hearing opened in June and summarized the issues before the Board - should they choose to modify the Special Permit what conditions are appropriate to address the Fire Department's concerns and how does the Bboard interpret the condition related to the allowable number of vehicles for sale on the existing Special Permit.

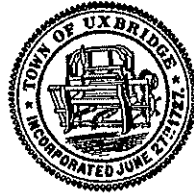
Peterson Pereira, the property owner attended the meeting and described his efforts to clean up the property and arranging the vehicles in accordance with the plan and the comments provided during the previous meeting. He explained that the majority of vehicles on the property are used for his Federal Express Routes (some are there for repair and some are temporarily stored there until they are "out on the road".) He presented photographs of the site and stated that currently there are 64 trucks and 18 vehicles on the property.

Attorney Knapik, Larry Lench, Uxbridge Building Inspector, and Tom Dion, Uxbridge Fire each individually visited the site prior to the meeting. Attorney Knapik described his observations and reported that the majority of the vehicles on site are Fed X trucks for Mr. Pereira's Fed X Routes. Larry Lench, Uxbridge Building Inspector attended the meeting and read the Chief's observations into the record:

"I did visit this site last week as you requested. I noticed that work is being done clearing area next to the solar field. That said, I did not notice a decrease in vehicles on the site, and the building itself was still cluttered with vehicles on all sides. The property owner stopped at the station later in the day. He mentioned that he is working on the situation but needs more time. I was clear with my request to have adequate open space all the way around the building with a minimum of one truck width or more. This also included a request to improve access to the front of the building. As of that day if there was an EMS or fire related incident in the building, we would have been severely hampered by the abundance of vehicles in the way."

Mr. Lench asked the Board to consider the following conditions (i) a distinction is made between trucks and vehicles and (ii) a maximum number of allowable vehicles on site is defined. The following additional conditions were also discussed (iii) allowing no more than X vehicles provided there is a travel lane

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TOWN OF UXBRIDGE ZONING BOARD OF APPEALS

MEETING MINUTES: Wednesday, October 2, 2019

around the perimeter of all buildings of at least X number of feet (iv) there must be clear access to all areas of the site for emergency purposes and (v) there must be enough space for a fire truck turnaround.

Everyone agreed to continue the hearing for one more month to provide time before the next meeting that to count and classify the vehicles on site. This will give the Board a reasonable way to identify a number based on observations and a level of confidence that the number fits the property and allows for safety and emergency apparatus to circulate. A site visit was scheduled for October 18, 2019 at 1:30 pm.

Motion: Mr. McNulty moved to continue the public hearing FY17-29-MOD, 30 Monahan Drive to the November 6 Meeting of the ZBA. Mr. Kaferlein seconded, and the motion passed by vote of 3-0-0.

2. **FY20-06: 306 Hazel Street, Richardson-North Corporation, Owner** is seeking a **VARIANCE** to reduce the frontage dimensional requirement from three-hundred feet (300') to zero feet (0'). Access to the property is provided by a twenty foot (20') right-of-way driveway easement. The property is shown on the Town of Uxbridge Assessor's Map **23** Parcel **545** and described in a deed recorded at the Worcester Registry of Deeds Book **18429** Page **144**. The property is located in the **Agricultural Zoning District**.

Discussion: Neither the applicant or their representative attended at the meeting. The board reviewed their options and decided to continue the public hearing to the next meeting to provide time to determine the intentions of the applicant.

Motion: Mr. McNulty moved to continue the public hearing FY20-06 306 Hazel Street to the November 6 Meeting of the ZBA. Mr. Kaferlein seconded, and the motion passed by vote of 3-0-0.

III MINUTES/MAIL/INVOICES

1. 9/4/19 Meeting Minutes Review

- Motion: Mr. McNulty approved the 9/4/19 meeting minutes as written. Mr. Knapik seconded, and the motion passed by vote of 2-0-1 (Mr. Kaferlein abstained from vote)

IV ADJOURNMENT: NEXT ZBA MEETING, Wednesday, November 6, 2019

Motion: Mr. McNulty moved adjourn the October 2, 2019 meeting of the ZBA. Mr. Kaferlein seconded, and the motion passed by vote of 3-0-0.

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**TOWN OF UXBRIDGE
ZONING BOARD OF APPEALS**

MEETING MINUTES: Wednesday, October 2, 2019

Rob Knapik, Member

SIGNATURES:

(Absent)

John Gniadek, Member

Mark Kaferlein, Member

Thomas McNulty, Associate Member

November 6, 2019
Date