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Town of Uxbridge  
Zoning Board of Appeals  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
(508) 278-8600, ext. 2013

**ZONING BOARD OF APPEALS MEETING MINUTES  
WEDNESDAY, DECEMBER 4, 2013**

Minutes of the Uxbridge Zoning Board of Appeals meeting held on **Wednesday, December 4, 2013** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

**Present:** Chair Mark Wickstrom, Member Bonnie Tetrault and Alternate Thomas Bentley.  
**Absent:** Vice Chair Stephen O'Connell and Alternate Joseph Frisk.

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order and led with the Pledge of Allegiance.

**PUBLIC HEARINGS**

**FY14-07 - Walter Baker/Walt's Realty Trust.** Applicant is requesting a Special Permit pursuant to Uxbridge Zoning Bylaw 400-22§A to allow contractors yard storage – parking of vehicles to reside on premises. Location of 20 Megan Court & 0 River Road, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 45, Pparcels 4058 & 3271 and described in a deed recorded in the Worcester District Registry of Deeds Book 18608 Page 312; located in Industrial Zone.

Mr. Wickstrom opened the Public Hearing on this case. Mr. Baker explained to the Board that he has been in this current business for 16 years at the present location. Ms. Powers spoke as an abutter and explained that the lot was a mess and needed to be cleaned.

Ms. Tetrault made a **MOTION** to continue this case to January 8, 2014. A site visit was scheduled for December 11, 2013. Mr. Bentley seconded the motion; it carried unanimously (3-0-0).

**FY14-08 – Integrity Motors LLC.** Applicant is requesting a Special Permit pursuant to sections 400-50 of the Uxbridge Zoning Bylaws to allow for a Class II License. The property is located at 545 Quaker Hwy, Uxbridge, MA, as shown on the Town of Uxbridge Assessor's Map 45, Parcels 1281 and as described in a deed recorded in the Worcester District Registry of Deeds Book 20936 Page 294; located in the Industrial Zone.

Mr. Wickstrom opened the Public Hearing on this case. Mr. Kokonnen spoke on behalf of Integrity Motors about the sale of Class II (used) vehicles. No abutters were present for this case.

Ms. Tetrault made a **MOTION** to close this case. Mr. Bentley seconded the motion; it carried unanimously (3-0-0).

Therefore, having determined that the Applicant's situation met the general and specific criteria for the granting of a **Special Permit with CONDITIONS:**

1. Hours of Operation: 9:00 A.M. – 8:00 P.M.
2. No additional signage unless required by law or the Board of Selectman.
3. Up to 20 used vehicles.
4. Subject to all State & Local Licenses

5. No Class III vehicles. (junk vehicles)

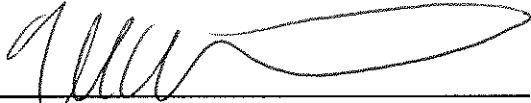
At a meeting of the Town of Uxbridge Zoning Board of Appeals, a duly noticed public hearing was opened and Closed on December 4, 2013.

Ms. Tetrault made a **MOTION** to grant the Special Permit with the above conditions. Mr. Bentley seconded the motion; it carried unanimously (3-0-0).

**OLD/NEW BUSINESS:** None.

**MINUTES:** None.

Ms. Tetrault made a **MOTION** to adjourn the meeting, Mr. Bentley seconded the motion; it carried unanimously (3-0-0).

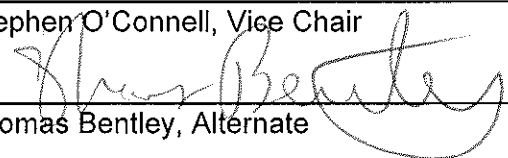


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Mark Wickstrom, Chair

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Bonnie Tetrault, Member

\_\_\_\_\_  
Joseph Frisk, Alternate

\_\_\_\_\_  
Stephen O'Connell, Vice Chair



\_\_\_\_\_  
Thomas Bentley, Alternate

\_\_\_\_\_  
Date