

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

ZOVL Properties LLC

Deed recorded Book and Page
67682/276



TOWN OF OAKHAM

PLANNING BOARD

2 Coldbrook Road, Unit 11
Oakham, MA 01068

508-882-5549
Fax 508-882-3060

SPECIAL PERMIT Date Issued: April 3, 2024 Permit Number: 054

In accordance with the provisions of MGL Chapter 40A, Section 11, and no appeal having been filed with the Superior Court of the Commonwealth of Massachusetts pursuant to Massachusetts General Laws, Chapter 40A, Section 17, as amended, the Oakham Planning Board as Special Permit Granting Authority hereby grants this special permit, subject to the restrictions stated below.

This special permit runs with the Applicant/Developer and Owner of Site/Property, not with the land. This special permit is granted for the specific uses authorized herein, and may be transferred only by Planning Board review and amendment. Proposed amendment of the uses authorized herein shall require a new special permit application.

The complete special permit shall comprise this Special Permit form; the Notice of Decision; Certificate of No Appeal Issued by the Town Clerk; the Certificate of Decision filed by the Planning Board with the Town Clerk; and any additional information and restrictions specifically referenced herein.

This special permit shall not take effect until a complete copy has been recorded at the Worcester District Registry of Deeds within thirty days of the **Date Issued, April 3, 2024**, and a copy of the complete recording, including Book and Page, has been submitted to the Planning Board and receipt thereof acknowledged in writing to the Applicant/Developer and Owner of Site/Property by the Planning Board.

This Special Permit shall lapse and shall become null and void if uses authorized by the Special Permit are not actively exercised within twelve consecutive months from the **Decision Date, February 27, 2024**.

Violation of any of the terms and conditions of this special permit shall be cause for revocation procedure by the Planning Board.

Special Permit Issued to:

Applicant/Developer: BHT Oakham LLC
555 Anglers Avenue, Suite 27
Fort Lauderdale, FL 33312
305-934-1472 / yanivc@bhtpropertiesgroup.com

Owner of Site/Property: ZOVL Properties LLC
555 Anglers Avenue, Suite 27
Fort Lauderdale, FL 33312
305-934-1472 / yanivc@bhtpropertiesgroup.com

Location of Property: 358 Coldbrook Road, Oakham, MA / Assessor's Map 406 Parcel 106.3

Uses Authorized by Special Permit:

Outdoor storage of used, operable and inoperable automobiles, trucks and other vehicles, for wholesale online auction. Accessory office, shipping and receiving area and customer parking. No dismantling, draining of fluids, crushing or sale of parts shall occur at the facility. Vehicles shall be sold in the same condition as when delivered to the site.

Any work other than site preparation shall require additional review by the Planning Board. BHT Oakham LLC shall submit details of proposed lessee or buyer, including but not limited to proposed buildings and site layout.

Restrictions / conditions: As stipulated in the Certificate of Decision dated February 27, 2024, filed with the Town Clerk March 1, 2024.

Subject to all applicable Town, State and Federal regulations and permitting.

By Vote of the Oakham Planning Board, February 27, 2024.


Philip Warbasse, Chairman

cc: Town Clerk Board of Selectmen Conservation Commission Board of Health Assessors
Zoning Enforcement Officer / Building Inspector Fire Department Police Department
Parties in Interest Town Counsel



Town of Oakham

Town Clerk

2 Coldbrook Road, Unit 4

Oakham, MA 01068-0057

Tel: 508-882-5549 ext. 4; Fax: 508-882-3060

townclerk@oakham-ma.gov

"CERTIFICATE OF " NO APPEAL"

Special Permit issued to: BHT Oakham LLC

Location of Property: 358 Coldbrook RD, Oakham MA 01068

Assessor's Map 406 Parcel 106.3

Owner of Property: ZOVL Properties LLC

555 Anglers Avenue, Suite 27

Fort Lauderdale, FL 33312

The undersigned, being the Town Clerk of the Town of Oakham, hereby certifies that the foregoing decision was filed with the Town Clerk on; that twenty (20) days have elapsed after the filing of the February 27, 2024 decision, and that no notice of any action appealing the decision has been filed with the office of the Town Clerk during this twenty (20) day period. The (20) day period ended March 18, 2024.

Certified this 1st day of April, 2024.

Edna Holloway

Edna Holloway

Town Clerk

Office hours: Monday 6:00 P.M. to 7:30 P.M., Friday 10:00 A.M. to 12:00 P.M.

ATTEST: WORC Kathryn A. Toomey, Register