

James Carty - Chairman  
Patrick Guertin - Member  
John Vandersluis - Member  
Sherry Grant - Alternate



**RECEIVED**

*By Mendon Town Clerk at 8:09 am, Dec 01, 2014*

**TOWN OF MENDON**  
**ZONING BOARD OF APPEALS**  
20 Main Street  
Mendon, Massachusetts 01756

**NOTICE OF PUBLIC HEARING**

In accordance with M.G.L. Ch. 40A, Sec. 10 & 40A, Sec. 9, three **Public Hearings** will be held **December 17, 2014** in the Mendon Town Hall.

**7:45 PM – Petition of Timothy and Kathleen Aicardi**, 2 Stymast Drive, Mendon, MA 01756 requests relief from Article II, Sec. 2.01 (a), Table 1 of the Mendon Zoning Bylaws requiring a minimum of (200) ft in frontage and a minimum of (200) ft in lot width and 2.01(b) which requires the location of any driveway servicing residential premises to be no closer than (10) ft to any side lot line. The applicant requests a **Variance** to facilitate the subdivision of the existing premises into two lots: 1R”A” and 1R”B”, which are proposed to possess 125.48ft and 75.00ft of frontage respectively and lot width of 116.37ft and 155.67ft. Also, the proposed driveway for lot 1R”B” will be located within (10) ft of the side lot line. The property is located at **2 Stymast Drive, Mendon, MA**. Assessor’s Map 7-222-2.

**8:15 PM – Petition of property owner Mark Benoit**, 46 Brandy Lane, Uxbridge MA 01569 requests relief from Article II, Sec. 2.01(a), Table 1 of the Mendon Zoning Bylaws requiring a (20) ft side setback and Article III, Sec. 3.01(d)(iv) requiring that no building shall be reconstructed to an extent greater than 50 % of its area. The applicant requests a **Variance** to allow a minimum side setback of 3.4 feet and to allow a building to be reconstructed to an extent of 157% greater than its area. The applicant also requests a **Special Permit** pursuant to Article III, Sec. 3.01(d) iii which allows the Board of Appeals to authorize the alteration, enlargement, or reconstruction of a non-conforming building. The property is located at **60 Uxbridge Road, Mendon, MA**. Assessor’s Map 11-236-60.

Plans with full application details can be viewed in the Town Clerk’s office.

James Carty, Chairman  
Zoning Board of Appeals  
12/03/2014  
12/10/2014