

Subject Property:

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TOWN OF MENDON  
BOARD OF APPEALS

P.O. Box 2  
Mendon, MA 01756

Petition for Zoning Variance

under M.G.L. Ch. 40A, § 10 and Mendon Zoning By-Laws Section IX, item 2

*This application form must be completed, signed and submitted with the filing fee by the petitioner or his/her representative in accordance with the Board's rules and regulations as supplied with this application by the Town Clerk.*

1. PETITIONER: includes Equitable Owner (purchaser on a purchase and sales agreement)

Name: Alexis Hiser

Address: 722 Northwest Main St. Douglas

Telephone #: Days: 508-269-5044 Evenings: 508-269-5044

Petitioner is Owner  Tenant  Agent/Attorney

Purchaser on a purchase and sales agreement.

2. OWNER: if other than petitioner:

Name: The 27 Park Street Realty Trust

Address: 23 Park Street Mendon, MA 01756

Telephone #: Days: \_\_\_\_\_ Evenings: \_\_\_\_\_

\*\*\*\*\*  
3. REPRESENTATIVE AUTHORIZATION:

If someone other than owner or equitable owner (purchaser on a purchase and sales agreement) is the petitioner, the owner or equitable owner must designate such representative below:

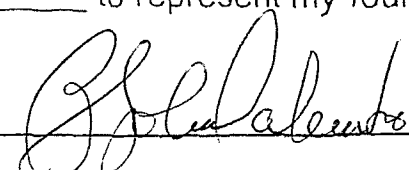
Name of Representative: Margaret Bacon Civil Site Engineering LLC

Address of Representative: PO Box 248, 80 Maple St Douglas, MA 01516

Telephone #: Days: 508-476-0011 Evenings: 508-476-0011

Relationship of representative to owner or equitable owner Professional Engineer

I/we hereby authorize Margaret Bacon to represent my /our interests before the Board of Appeals with regards to this Petition



Must be signed by Owner or Equitable Owner

**3. SUBJECT PROPERTY:**

Street Address 27 Park Street

Assessor's Map: 15 Lot # 202-27 Zoning District R-R

Registry of Deeds where deed, plan, or both are recorded:  
Worcester

Deed Recording: Book 59508 Page 201

This parcel was originally laid out and recorded on 10/14/64

**4. NATURE OF RELIEF REQUESTED:**

Variance from article/section Article II, Sec. 2.01 of the Mendon Zoning By-Laws,  
Which requires \_\_\_\_\_

A minimum of 200' of frontage on a public way

The specific relief I/we request is described as follows: \_\_\_\_\_

The Applicant is requesting that the 200' frontage requirement be reduced to 51.57' on Freeman Place

**5. EVIDENCE TO SUPPORT GRANT OF VARIANCE**

(ref: M.G.L. Chap. 40A, § 10):

A. Describe/demonstrate *unique /peculiar soil conditions, shape, or topography of subject property. Describe how these unique/peculiar conditions especially affect only the land or structure(s) in question, how they are unique to the subject property, and do not affect generally the zoning district in which it is located.*

Due to extensive wetlands on this parcel a variance is being requested to avoid wetland impacts. Access to the proposed upland parcel off of Freeman Place will not impact any wetland areas. Access to upland areas off of Park Street would involve significant wetland impacts.

B. Describe how you believe a hardship is caused by the unique/peculiar attributes of the soil conditions, shape, or topography of this subject property under a literal enforcement of the Zoning By-Laws ? The hardship you describe must be related to the unique or peculiar attributes you have described above.

To access buildable upland areas, on this parcel, from the frontage along Park Street would involve significant wetland impacts and construction costs. To utilize and access the upland areas on this parcel, and to minimize environmental impacts and costs a variance is being requested for the frontage along Freeman Place.





**TOWN OF MENDON**  
**BOARD OF ASSESSORS**  
20 MAIN STREET  
MENDON, MA 01756  
508-473-2738  
508-478-8241 (Fax)  
e-mail: [assessor@mendonma.gov](mailto:assessor@mendonma.gov)

*September 14, 2020*

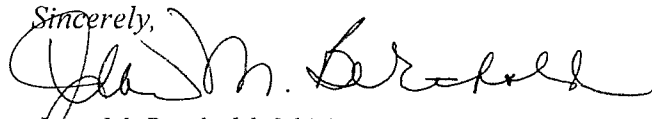
*PROPERTY LOCATION(S): 27 Park Street  
Mendon, Massachusetts  
Assessor's Map #15-202-27*

*PROPERTY OWNER(S): The 27 Park Street Realty Trust*

*OWNER(S) ADDRESS: 23 Park Street  
Mendon, MA 01756*

*RECORDED: Worcester Registry of Deeds  
October 4, 2018  
Book #59508  
Page #200*

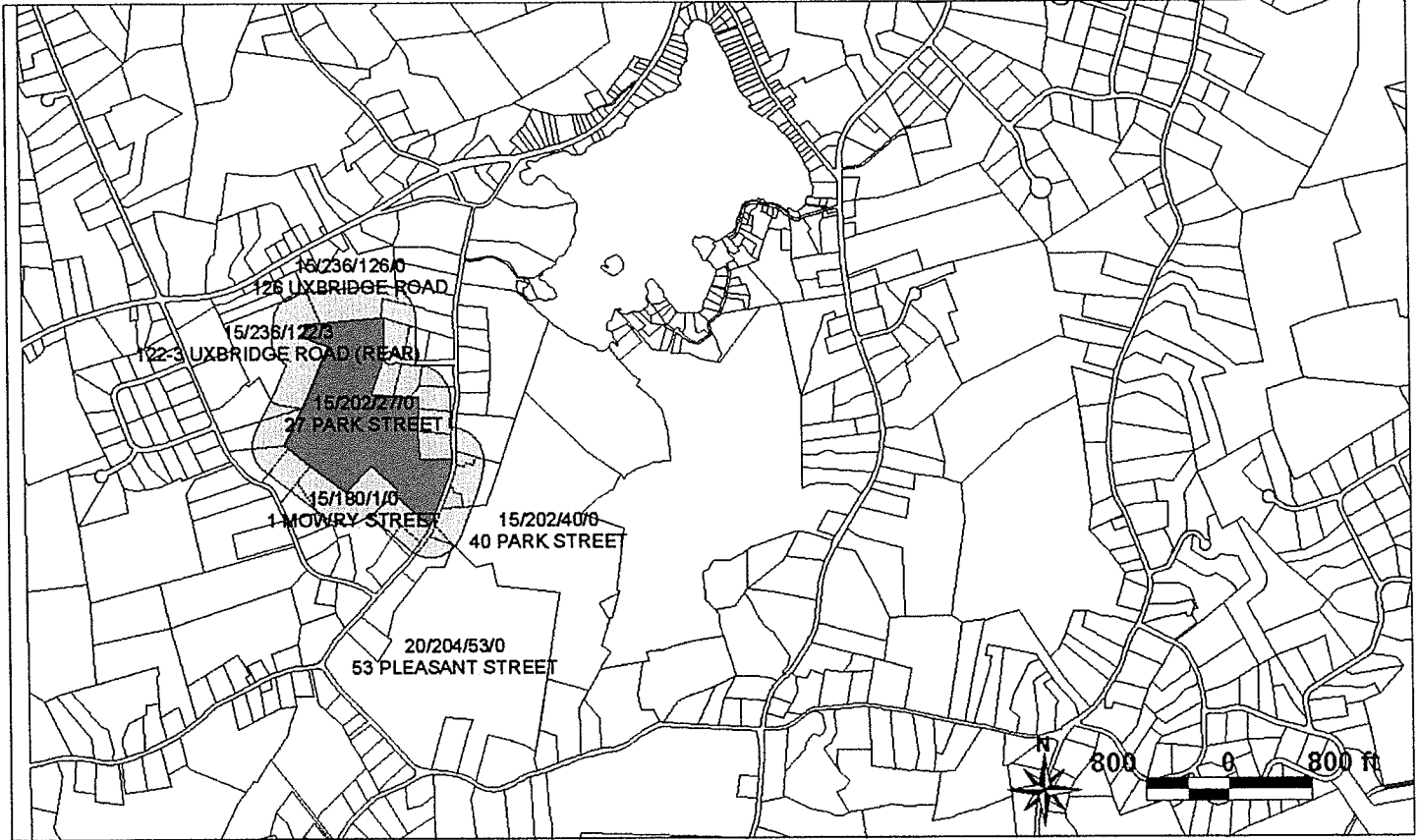
*The attached 300' abutter's list is true and accurate to the best of our knowledge.*

*Sincerely,*  
  
Jean M. Berthold, MAA  
Principal Assessor

*Attachment*

TOWN OF MENDON, MA  
 BOARD OF ASSESSORS  
 20 Main Street, Mendon, MA 01756

Abutters List Within 300 feet of Parcel 15/202/27/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2973	15-136-3-0-R	CARMICHAEL ELAINE T	3 FREEMAN PLACE	3 FREEMAN PLACE	MENDON	MA	01756
2974	15-136-4-0-R	FATER MICHAEL & ERIN A	4 FREEMAN PLACE	4 FREEMAN PLACE	MENDON	MA	01756
2975	15-136-5-0-R	GRAHAM CHRISTOPHER A & MICHELLE S	5 FREEMAN PLACE	5 FREEMAN PLACE	MENDON	MA	01756
2976	15-136-6-0-R	NICK MICHAEL & CAITLYN	6 FREEMAN PLACE	6 FREEMAN PLACE	MENDON	MA	01756
1310	15-180-1-0-R	MACALPINE KARA A & MICHAEL R SCANZILLO JR	1 MOWRY STREET	1 MOWRY STREET	MENDON	MA	01756
1320	15-180-15-0-R	GEARHEART JAMES	15 MOWRY STREET	15 MOWRY STREET	MENDON	MA	01756
1323	15-180-19-0-R	THIEMKE WM A & HAROLYN (L E) & CLARK TANIA L ET AL	19 MOWRY STREET	19 MOWRY STREET	MENDON	MA	01756
1325	15-180-25-0-R	HURD GERALDINE R	25 MOWRY STREET	25 MOWRY STREET	MENDON	MA	01756
1327	15-180-29-0-R	BOURNAZIAN KEVIN & MARYBETH BRADLEY	29 MOWRY STREET	31 MOWRY STREET	MENDON	MA	01756
1329	15-180-33-0-R	AUTY ALFRED IV N/O AUTY ALFRED IV	33 MOWRY STREET	33 MOWRY STREET	MENDON	MA	01756
1350	15-202-13-0-R	KENNEDY JOHN P & THERESE M	13 PARK STREET	13 PARK STREET	MENDON	MA	01756
1352	15-202-15-0-R	PERRY ALAN	15 PARK STREET	15 PARK STREET	MENDON	MA	01756
1356	15-202-19-0-R	PRESCOTT MATTHEW & VANESSA J N/O LEHANE RYAN L & BRITTANY E	19 PARK STREET	19 PARK STREET	MENDON	MA	01756
1358	15-202-21-0-R	LAFHAMME JOHN H & LESLIE A	21 PARK STREET	21 PARK STREET	MENDON	MA	01756
1360	15-202-23-0-R	PALUMBO B JOHN & BARBARA A	23 PARK STREET	23 PARK ST	MENDON	MA	01756

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1362	15-202-25-0-R	DIAS JOAO G & CHRISTINA M	25 PARK STREET	25 PARK STREET	MENDON	MA	01756
1363	15-202-27-0-R	THE 27 PARK ST REALTY TRUST	27 PARK STREET	23 PARK STREET	MENDON	MA	01756
1364	15-202-28-0-R	BETHEL RONALD A & NANCY L C/O NANCY YOUNGSM	28 PARK STREET	28 PARK STREET	MENDON	MA	01756
1365	15-202-32-0-R	SIMPSON ERIC & MICHELLE	32 PARK STREET	32 PARK STREET	MENDON	MA	01756
1366	15-202-34-0-R	SIMPSON ERIC D & MICHELLE A	34 PARK STREET	34 PARK STREET	MENDON	MA	01756
1367	15-202-38-0-R	FELTON BRYAN M & SHAYNA J	38 PARK STREET	38 PARK STREET	MENDON	MA	01756
1368	15-202-40-0-R	HAWKES CHARLES B & KRISTINE B	40 PARK STREET	126 FAIRLAWN STREET	WHITINSVILLE	MA	01588
1369	15-202-42-0-R	HAWKES CHARLES B & KRISTINE B	42 PARK STREET	126 FAIRLAWN STREET	WHITINSVILLE	MA	01588
1370	15-202-43-0-R	MACDOUGALL RODERICK J & MARY E	43 PARK STREET	43 PARK STREET	MENDON	MA	01756
1371	15-202-44-0-R	BULOCK ERIC & KAREN	44 PARK STREET	44 PARK STREET	MENDON	MA	01756
1372	15-202-45-0-R	JONES MICHAEL R & ASHLEY A BOUCHER	45 PARK STREET	45 PARK STREET	MENDON	MA	01756
1422	15-236-122-1-R	CHESCHI FRANCIS J	122-1 UXBRIDGE ROAD (REAR)	132 UXBRIDGE ROAD	MENDON	MA	01756
1423	15-236-122-2-R	TECHNICAL METAL REALTY LLC	122-2 UXBRIDGE ROAD (REAR)	134 UXBRIDGE ROAD	MENDON	MA	01756
1424	15-236-122-3-R	SHANGRAW STEVEN L & BERNISE A TRSTEE SHANGRAW LIVING TRUST	122-3 UXBRIDGE ROAD (REAR)	35 MOWRY STREET	MENDON	MA	01756
1399	15-236-126-0-R	MONTEIRO ELISEU	126 UXBRIDGE ROAD	120 UXBRIDGE ROAD	MENDON	MA	01756
1903	20-204-53-0-R	HAWKES PETER W	53 PLEASANT STREET	51 PLEASANT STREET	MENDON	MA	01756

