



**TETRA TECH**

September 6, 2022

Ellen Agro, Town Clerk  
Town of Mendon  
20 Main Street  
Mendon, MA 01756

**Re: Application for Special Permit**  
Hastings Street Plaza, LLC  
35 Hastings Street (Parcel ID: 11-142-35-0)  
37 Hastings Street (Parcel ID: 11-142-37-0)

Dear Board Members:

On behalf of Hastings Street Plaza, LLC (the Applicant), Tetra Tech is pleased to submit a request for a Special Permit from the Town of Mendon Zoning Board of Appeals, pursuant to Massachusetts General Law Chapter 40A, Section 9 and Article I, Section 1.06, of the Zoning Bylaws. The Applicant proposes to construct a shopping center, as part of a development comprised of two mutually compatible connected uses sharing critical infrastructure (the Project), on land containing a preexisting nonconforming use.

Enclosed please find the following documentation for the Board's consideration:

1. Application for Special Permit and Filing Fee Check
2. Project Narrative
3. Special Permit Plans
4. Architectural Renderings
5. Certified Abutters List and Mailing Labels
6. Copy of the Deeds for the Subject Properties
7. Thumb drive containing electronic copy of documentation listed above
8. Six (6) hard copies of entire submission

We respectfully request a public hearing be scheduled to present the Project and address any questions, comments or concerns of the Boards, Town Department, or interested residents. In the meantime, please don't hesitate to contact us if you have any questions or require additional information.

Very truly yours,

Matthew Moyen, PE  
Senior Project Manager  
508-786-2348  
[matthew.moyen@tetrattech.com](mailto:matthew.moyen@tetrattech.com)

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APPLICATION FOR SPECIAL PERMIT

PHOTOCOPY OF FILING FEE CHECK

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Attachment A – Special Permit Plans (reduced)

Attachment B – Architectural Renderings (reduced)

Attachment C – Site Lighting Photometric Plan (reduced)

Attachment D – Certified Abutters List and Mailing Labels

Attachment E – Deeds for Subject Properties



## APPLICATION FOR (check one)

### In accordance with Mendon Zoning By-Laws

SPECIAL PERMIT (M.G.L. Ch. 40, § 9)

VARIANCE (M.G.L. CH. 40, § 10)

This application must be completed, signed, and submitted with the filing fee by the petitioner or their representative in accordance with the Board's rules and regulations which can be found at [www.mendonma.gov](http://www.mendonma.gov) or in the Town Clerk's office.

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

Name: Hastings Street Plaza, LLC

Address: PO Box 444

Phone: 508-277-7558 Alt phone: 508-422-1050

Email: johnn@imperialcars.com

Petitioner is: (Check one)    Tenant     Agent     Purchaser

**2. OWNER: (If other than petitioner)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Alt phone: \_\_\_\_\_

Email: \_\_\_\_\_

**3. REPRESENTATIVE AUTHORIZATION:**

If someone other than the owner or equitable owner is the petitioner, the owner or equitable owner must designate such representative below.

Name: Tetra Tech, Inc.

Address: 100 Nickerson Road

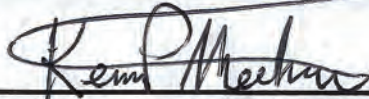
Phone: 508-786-2200 Alt phone: 508-786-2348

Email: matthew.moyen@tetrattech.com

Relationship of representative to owner or equitable owner:

Consultant

I/we hereby authorize Tetra Tech, Inc., to represent my/our interests before the Board of Appeals with regards to this petition.



Signature of Owner or Equitable Owner

**4. SUBJECT PROPERTY**

Street Address: 35 Hastings Street and 37 Hastings Street

Assessor's Map 11 / 11 Lot # 142-35 / 142-37

Zoning District (Check one) RR  GR  GB  HB

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

Worcester Registry of Deeds

Book 59891 Page 137

This parcel was originally laid out and recorded on 9-29-66



## 5. NATURE OF RELIEF REQUESTED

Article/Section III / 3.01 (d) (iii) of Mendon Zoning By-Laws

### Which allows/requires :

The Board of Appeals may authorize, under a special permit, a non-conforming use of a building, structure, or land to be extended, or a non-conforming building to be structurally changed, altered, enlarged or reconstructed; provided that such extension, structural change, alteration, enlargement, or reconstruction shall not be substantially more detrimental to the neighborhood than the existing non-conforming use or non-conforming structure.

### The specific relief we/I request is as follows:

Special Permit for alteration from the preexisting non-conforming use as a Golf Driving Range (prohibited in the Rural Residential and General Business Districts) to a Shopping Center (specially permitted in the General Business District).

## 6. EVIDENCE TO SUPPORT GRANT OF VARIANCE

(ref. M.G.L. Ch. 40, § 10)

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

N/A

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.

N/A

I/we hereby certify under the pains and penalty of perjury that the information contained in this application is true and complete and the Town of Mendon will be held harmless by the undersigned from any claims or judgements resulting from any misinformation given herein.

I/we have read the Rules and Regulations of the Mendon Zoning Board of Appeals

  
\_\_\_\_\_  
Signature of Applicant Date 9-06-2022

\_\_\_\_\_  
Signature of Co-Applicant Date

\_\_\_\_\_  
Signature of Owner (if other than applicant) Date

  
\_\_\_\_\_  
Signature of Equitable Owner Date

**Documents submitted**

<input checked="" type="checkbox"/>	Completed variance application
<input checked="" type="checkbox"/>	Owner authorizations complete
<input checked="" type="checkbox"/>	Electronic copy of entire submission (via email or thumb drive)
<input checked="" type="checkbox"/>	6 collated copies of the entire submission and site plan(including uplands and abutters)
<input checked="" type="checkbox"/>	Certified abutters list from the Assessor's Office
<input checked="" type="checkbox"/>	4 sets of mailing labels
<input checked="" type="checkbox"/>	Copy of the Deed for the subject property
<input type="checkbox"/>	Copy of building permit application and/or any correspondence from the building department
<input type="checkbox"/>	Copy of any previous decisions on Special Permits or Variances for the subject property
<input type="checkbox"/>	Soil/geological studies, topographical maps, other support documentation

Petition, application, or appeal herein, including documents required listed under Rules and Regulations of the Mendon Zoning Board of Appeals, and filing fee of \$ \_\_\_\_\_ received this date.

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Town Clerk

Date

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

**Hastings Street Plaza LLC**  
8 Uxbridge Road  
P.O. Box 444  
Mendon, MA 01756

Rockland Trust  
Milford, MA 01757

10177

Printed-Watermark Number: 0011822 (06/10/01) PM

DATE: 5/19/2022

 PAY **350 00**  
ONLY THOUS. HUND. DOLL. CENTS

\$ 350.00

PAY Three Hundred Fifty and 00/100 Dollars

TO THE ORDER OF  
Town of Mendon  
P.O. Box 11  
Mendon, MA 01756

MEMO: 35-37 Hastings Street

*Keith Leroy R. Cheneau*

SIGNATURE: MA 6A 21-CLOPED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈000077⑈ ⑆01304478⑆7362000262⑈

### Hastings Street Plaza LLC

NAME: Town of Mendon

10177

CHECK DATE: 5/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/19/2022	Bill		350.00	350.00		350.00
					Check Amount	350.00

## 1.0 APPLICANT

The Project is proposed by Hastings Street Plaza, LLC who has a longstanding history within the community and seeks to incorporate Smart Growth and Sustainable Development principles into a development that will boost the economy, protect the environment and public health, and enhance community vitality.

## 2.0 PROJECT SITE

The Project Site is located within the General Business (GB) and Rural Residential (RR) zoning districts and includes 18.3-acres of applicant-owned land with frontage and access along Hastings Street (Route 16) and Washington Street. The parcel assemblage is currently occupied by Barry's Place (closed) at 35 Hastings Street, the Mendon Driving Range at 37 Hastings Street, and single-family residences at 12 Washington Street and 20 Washington Street. Commercial improvements on the Project Site include a small restaurant structure, three support structures, a driving range facility, and miniature golf course served by an approximately 60-space parking lot. Residential improvements on the Project Site include two single-family homes and a large barn structure served by driveways.

The Project Site is mostly vegetated with large areas of mowed and maintained grass at the driving range and adjacent residence as well as woodland to the north. Topography generally slopes from east to west ranging from a high elevation of 447 near Hastings Street to a low elevation of 417 at a wetland resource area within the woods downgradient of the 220-yard-long driving range, referenced to the North American Vertical Datum of 1988 (NAVD 88). Stormwater runoff from the site flows predominantly to the northwest where it discharges overland to a wetland resource area. Only a small portion of the site flows overland to the east towards Washington Street.

Existing conditions and a locus map are depicted on Sheet V-100 of the Special Permit Plans included with the application. A reduced version is provided in Attachment A.

## 3.0 PROJECT SUMMARY

The Project will construct a smart growth development comprised of mutually compatible and connected commercial and residential uses sharing critical infrastructure that is consistent with the Mendon Master Plan Vision through its investments in improving infrastructure and environmental resiliency, strengthening the economy, and preserving open spaces and the small-town feel. Located along a densely developed stretch of the Route 16 corridor with access to existing infrastructure and adjacent to the Mendon Center District, the Project Site is an ideal candidate for a smart growth development.

### 3.1 BUILDING PROGRAM

The building program consists of a 66,600 gross square-foot shopping center and 27 single-family homes that will be designed to incorporate architectural elements that are consistent with the character of the surrounding area.

The shopping center includes a 3,600 square-foot standalone drive-thru bank, an L-shaped building program that is comprised of a 31,000 square-foot market, 15,000 square-foot outdoor retail space, 17,000 square-foot indoor retail space, as well as a 1,500 square-foot accessory carousel structure that each



incorporate at least one dedicated off-street loading space. The shopping center will incorporate architectural building, structure, and screening elements that are consistent with similar uses and the surrounding area.

The residential neighborhood includes the exterior restoration and interior renovation of the existing historical residence at 12 Washington Street, construction of one new barn-style home along the 12 Washington Street frontage to maintain its historical character, and construction of 25 new single-family two-bedroom homes with a one-car garage that will incorporate New England style architecture. Only three residences will be located along the Washington Street frontage, consistent with existing conditions, while pushing the more densely develop area towards the site interior and incorporating screening elements consistent with the use.

Building layouts are depicted on Sheet C-120 and C-131 of the Special Permit Plans included with the application. A reduced version is provided in Attachment A. A reduced version of architectural elevations and renderings are provided in Attachment B.

### **3.2 SITE ACCESS AND CIRCULATION**

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Vehicular access to the Project Site will be along Route 16 and Washington Street. A two-lane roundabout at the intersection of Route 16 and Millville Road is proposed to improve operations along Route 16 and provide primary access to the shopping center, with secondary access for delivery and service vehicles occurring at an access point east of the roundabout. Two access points along Washington Street will provide dedicated vehicular access to the residential neighborhood.

Two-way vehicular circulation is provided around the Project Site. The lone exception being a short stretch of one-way circulation for the bank drive thru. Accommodations for large delivery trucks and fire-fighting equipment are incorporated where appropriate.

Pedestrian access to the Project Site will be via new sidewalks along Route 16. Pedestrian circulation around the Project Site is comprised of interconnected sidewalks with accessible ramps and striped pedestrian pathways that provide connectivity between the shopping center and residential neighborhood. The new roundabout and interconnected share-use sidewalks will also provide connectivity between the Project Site and existing residences, community goods, services, and recreational activities in and around the downtown area.

The Project will comply with applicable requirements of the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB).

Site access, circulation, and layout are depicted on Sheets C-120 and C-131 of the Special Permit Plans included with the application. A reduced version is provided in Attachment A.

### **3.3 UTILITIES**

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The Project Site has access to electric, telephone and data services located along the Route 16 and Washington Street corridors that serve existing uses. Access to natural gas is also available within the Route 16 corridor. The Project will require a new public water supply, fire protection cisterns, and subsurface sewage disposal systems to serve the proposed uses. Existing water wells will be reused for landscape irrigation and existing wastewater disposal systems will be retired.



Utilities supporting the shopping center are depicted on Sheets C-141 and C-151 of the Special Permit Plans included with the application. A reduced version is provided in Attachment A.

### **Domestic Water**

A public water supply serving the Project's commercial and residential uses will be designed in compliance with Massachusetts Drinking Water Regulations (310 CMR 22) and the MassDEP Guidelines and Policies for Public Water Systems.

A Request for Site Exam and Pumping Test Proposal was submitted to MassDEP on May 26, 2021. An Approval to Site a Source and Conduct Pumping Test for Source <70 GPM was granted by MassDEP on September 16, 2021 and copied the Town of Mendon Board of Health.

### **Firefighting Water**

The Project will incorporate fire cisterns, or equivalent, sized and located to comply with the Town of Mendon Fire Department requirements.

### **Sewer**

The Project's commercial and residential uses are served by independent subsurface sewage disposal systems that will be designed in compliance with Title 5 of the State Environmental Code (310 CMR 15) and all applicable requirements of the Town of Mendon Board of Health and Zoning Bylaws.

Soil Suitability Assessments and Percolation Tests were performed by a Certified Soil Evaluator and observed by the Board of Health on September 13 and September 14, 2021. Soil Suitability Assessments for On-Site Sewage Disposal, Percolation Test Results, and a Sewage Disposal Deep Observation Hole and Percolation Test Location Plan were submitted to the Board of Health on November 10, 2021.

### **Drain**

Stormwater management systems for the Project will include closed drainage infrastructure for collection and conveyance as well as surface and subsurface best management practices for peak rate attenuation, recharge, and treatment. Stormwater management systems will be designed in compliance with the Massachusetts Stormwater Management Standards, Massachusetts Wetlands Protection Regulations (310 CMR 10), and all applicable requirements of the Town of Mendon General Bylaws and Zoning Bylaws.

Exploratory Test Pits were performed by a Certified Soil Evaluator on September 13 and 14, 2021.

### **Electric, Telephone, and Data**

The Project will connect to an existing utility pole along the Route 16 corridor. Electric, telephone, and data will be routed underground where physically and environmentally feasible and will comply with applicable requirements of the Town of Mendon Zoning Bylaws.

### **Exterior Lighting**

Exterior lighting for the Project will be designed consistent with similar uses to provide safe and secure access and circulation, minimize unnecessary light sources, avoid off-site lighting and night sky pollution, and will comply with applicable requirements of the Town of Mendon Zoning Bylaws. A reduced version of the site lighting photometric plan is provided in Attachment C.

## Natural Gas

The Project will connect to an existing natural gas line that is located within, and currently serves, the Route 16 corridor and surrounding area.

## 3.4 LANDSCAPING

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Landscaping for the Project will include interior parking lot islands and perimeter screening designed consistent with similar uses, preserve existing vegetation, where feasible, which includes a large area of open space to the rear of the development that is contiguous with off-site woodland and wetlands, and comply with applicable requirements of the Town of Mendon Zoning Bylaws.

Landscaping for the shopping center is depicted on Sheet C-162 of the Special Permit Plans included with the application. A reduced version is provided in Attachment A.

## 3.5 MASSACHUSETTS SUSTAINABLE DEVELOPMENT PRINCIPLES

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The Project is aligned with all applicable Commonwealth of Massachusetts' Sustainable Development (MSD) Principles that were released to express desirable smart growth goals as a basic guide to local officials, developers, and citizens. The Commonwealth uses these Principles to guide the creation and implementation of state agency policies and programs, as well as investments in land and infrastructure. Furthermore, the Commonwealth has asked municipalities to modify their planning, regulatory, and funding actions to achieve consistency with these Principles. Alignment with these Principles is described below.

### MSD Principle 1: Concentrate Development and Mix Uses

The Project supports this principle by (1) proposing a development that is compact, conserves a large area of open space to the rear of the development that is contiguous with off-site woodland and wetlands, protects the historic Rawson-Whiting-Congdon House, and integrates commercial and residential uses; (2) increasing efficiency of previously developed land and infrastructure; and (3) locating housing, offices, and retail within proximity to one another and providing pedestrian-friendly connectivity to existing residences, open spaces, community goods, services, and recreational activities in and around the downtown area.

### MSD Principle 2: Advance Equity

The Project supports this principle by promoting equitable sharing of the social, economic, and environmental benefits and burdens of development. The Applicants longstanding history living and working within the community, as well as the local and state public review processes, will also help ensure that the interests of future generations are not compromised.

### MSD Principle 3: Make Efficient Decisions

The focus of this principle is to make local and state regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship. By providing accurate, complete, and thorough documentation to local, state, and federal agencies the Applicant is indirectly supporting this principle.

#### **MSD Principle 4: Protect Land and Ecosystems**

The Project supports this principle by (1) protecting on-site wetland resource areas; (2) preserving a large area of open space to the rear of the development that is contiguous with off-site woodland and wetlands; (3) increasing the quantity, quality and accessibility of open spaces and recreational opportunities through the incorporation of a walking trail; and (4) reducing development pressure and sprawl, defined as low-density, single-use (only residential or commercial with no mix of uses), and auto-dependent development, on the urban fringe that preserves open space, minimizes fragmentation of animal habitat, increased stormwater runoff, and loss of biodiversity.

#### **MSD Principle 5: Use Natural Resources Wisely**

The Project supports this principle through efficient use of land, energy, water, and materials. Previously developed land and infrastructure along Washington Street and a dense stretch of the Route 16 corridor is being reused efficiently by the compact development. Energy and water efficiency are being incorporated into the building design and construction. The compact site design reduces construction materials needed to support parking demand, roadways, and utility infrastructure that would otherwise be required for low-density, single-use, and auto-dependent developments.

#### **MSD Principle 6: Expand Housing Opportunities**

The Project supports this principle by fostering the development of housing, particularly two-bedroom single-family homes, that are compatible with the existing neighborhood's character and located near existing and proposed jobs, community goods, services, and recreational activities.

#### **MSD Principle 7: Provide Transportation Choice**

The Project supports this principle by incorporating a roundabout design with interconnected shared-use sidewalks at the intersection of Millville Street and Route 16 that provide connectivity between the Project Site and existing residences, community goods, services, and recreational activities in and around the downtown area, making alternatives to driving, such as walking or biking, viable.

#### **MSD Principle 8: Increase Job and Business Opportunities**

The Project supports this principle by attracting local businesses and jobs to locations near existing and proposed housing, infrastructure, and transportation options. Construction of the development will generate short-term construction jobs while operation of the various commercial businesses will require full- and part-time staff that results in a substantial increase over the seasonal positions at the Mendon Driving Range.

#### **MSD Principle 9: Promote Clean Energy**

The Project supports this principle by (1) performing a greenhouse gas analysis that quantifies emissions and identifies measures to avoid, minimize and mitigate such emissions in accordance with the Massachusetts Environmental Policy Act Greenhouse Gas Emissions Policy and Protocol; (2) providing electric vehicle charging stations within the commercial parking lot; and (3) incorporating energy efficiency and renewable energy opportunities into the building design and construction.

#### **MSD Principle 10: Plan Regionally**

The Project supports this principle by aligning with the Mendon Master Plan Vision through investments in improving infrastructure and environmental resiliency, strengthening the economy, and preserving open spaces and the small-town feel, and by incorporating uses that have multi-community benefits.

## 3.6 SMART GROWTH PRINCIPLES

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The Project is consistent with the ten basic principles developed by the Smart Growth Network (SGN), a network of private, public, and non-government partner organizations seeking to improve development practices in neighborhoods, communities, and regions across the United States. Consistency with these ten basic principles is described below.

### **SGN Principle 1: Mix Land Uses**

Smart growth supports mixed land uses as a critical component of achieving better places to live. The Project supports this principle by (1) developing commercial and residential uses near one another that make alternatives to driving, such as walking or biking, viable; (2) attracting pedestrian activity within the downtown area that helps revitalize a sense of community; and (3) contributing to economic benefits by increasing economic activity and tax revenue.

### **SGN Principle 2: Take Advantage of Compact Building Design**

Smart growth provides a means for communities to incorporate more compact building design as an alternative to conventional, land-consumptive development. The Project supports this principle by incorporating a dense development footprint that preserves more open space and makes more efficient use of land and resources.

### **SGN Principle 3: Create a Range of Housing Opportunities and Choices**

Smart growth represents an opportunity to increase housing choices through modified land-use patterns, offering proximity to community goods, services, and recreational activities, and increasing housing supply in existing neighborhoods. The Project supports this principle by (1) increasing housing supply in an existing neighborhood; (2) locating housing near existing and proposed jobs, community goods, services, and recreational activities; and (3) modifying existing land-use patterns to minimize residential sprawl and help protect resources that characterize the community.

### **SGN Principle 4: Create Walkable Neighborhoods**

Walkable communities that are desirable places to live, work, learn and play are a key component of smart growth. The Project supports this principle by locating housing, offices, and retail within proximity to one another and providing walkable connectivity to existing residences, open spaces, community goods, services, and recreational activities in and around the downtown area.

### **SGN Principle 5: Foster Distinctive, Attractive Communities with a Strong Sense of Place**

Smart growth seeks to create interesting, unique communities that reflect the values and cultures of the people who reside there, and foster physical environments that support a more cohesive community fabric. The Project supports this principle by incorporating thoughtful architectural designs that are consistent with the character of the surrounding area.

### **SGN Principle 6: Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas**

Open space preservation through smart growth provides significant environmental quality and health benefits, protects animal and plant habitat, places of natural beauty, and working lands by removing development pressure and redirecting new growth to existing communities. The Project supports this principle by redeveloping existing commercial properties along a densely developed stretch of the Route

16 corridor while preserving a large area of open space to the rear of the development that is contiguous with off-site woodland and wetlands.

#### **SGN Principle 7: Strengthen and Direct Development Towards Existing Communities**

Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe. The Project supports this by (1) increasing economic activity and strengthening tax revenue; (2) providing accessibility to a range of goods, services, and recreational activities in and around the downtown area; (3) increasing efficiency of previously developed land and infrastructure; and (4) reducing development pressure and sprawl, defined as low-density, single-use (only residential or commercial with no mix of uses), and auto-dependent development, on the urban fringe that preserves open space, minimizes fragmentation of animal habitat, increased stormwater runoff, and loss of biodiversity.

#### **SGN Principle 8: Provide a Variety of Transportation Choices**

Smart growth aims to maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality. The Project supports this principle by incorporating a roundabout design with interconnected shared-use sidewalks at the intersection of Millville Street and Route 16 that provide connectivity between the Project Site and existing residences, community goods, services, and recreational activities in and around the downtown area, making alternatives to driving, such as walking or biking, viable.

#### **SGN Principle 9: Make Development Decisions Predictable, Fair, and Cost Effective**

The success of smart growth relies heavily on the private sector to meet the growing demand for development and the state and local governments to make regulatory and permitting processes for development more clear, predictable, cost-effective, and timely. The Project supports this principle by embracing the growing demand for smart growth developments that boost the economy, protect the environment and public health, and enhance community vitality.

#### **SGN Principle 10: Encourage Community and Stakeholder Collaboration in Development Decisions**

Community needs will generally dictate which smart growth principles are emphasized over others, and addressing these needs are best defined by the people who live and work there. The Applicants longstanding history living and working within the community, as well as the local and state public review processes, support this principle.

## **4.0 ZONING BYLAW COMPLIANCE**

The Project Site is located within the General Business (GB) and Rural Residential (RR) zoning districts and contains a preexisting nonconforming use. A Special Permit from the Zoning Board of Appeals is required for alteration from a preexisting nonconforming use as a Golf Driving Range to a Shopping Center.

#### **Special Permit Request – Shopping Center**

The Project requests the Zoning Board of Appeals grant a Special Permit for alteration from a preexisting nonconforming use as a Golf Driving Range to a Shopping Center as part of a smart growth development.

*Justification:* The 35-37 Hastings Street parcels support a preexisting nonconforming use as a Golf Driving Range, which is not allowed in the GB or RR zoning districts. The proposed Shopping Center use is allowed in the GB zoning district with a Special Permit and Site Plan Approval from the Planning Board resulting in an alteration more conforming with the Town of Mendon Zoning Bylaw.

The Project will continue historical commercial use of land along a densely developed stretch of the Route 16 corridor to the benefit of the neighborhood and surrounding community. Benefits include the following:

- Market, drive-thru bank, and retail spaces that support fundamental community needs such as access to food, beverages, essential goods, and financial services.
- A roundabout that improves existing traffic operations along Route 16 at Millville Road.
- Shared-use sidewalks and pedestrian crosswalks that improve connectivity to existing residences, community goods, services, and recreational activities in and around the Mendon Center District, making alternatives to driving, such as walking or biking, viable.
- Electric vehicle charging stations that promote clean energy.
- Increases economic and pedestrian activity in and around the Mendon Center District that helps revitalize a sense of community and generate additional tax income.

The Project is also consistent with the Mendon Master Plan Vision through its investments in improving infrastructure and environmental resiliency, strengthening the economy, and preserving the small-town feel.

## 5.0 SPECIAL PERMIT DECISION CRITERIA

The Shopping Center use meets all Special Permit considerations described in Section 1.06 of the Town of Mendon Zoning Bylaws. Compliance with specific criteria is described below.

### **(i) Compliance with the requirements for parking, lot size, frontage, yards, and heights and coverage of buildings and all other provisions of this by-law.**

The Shopping Center use complies with the requirements for parking, lot size, frontage, yards, and heights and coverage of buildings. Provided off-street parking spaces meet the minimum quantity and dimensional requirements. A waiver for a reduction of up to 20% of the parking required, as allowed under Section 2.03 of the Town of Mendon Zoning Bylaws, has been requested from the Planning Board to meet the quantity requirements. An easement, or similar instrument, will be obtained from the direct abutter at 1 Uxbridge Street for consistency with the underlying minimum parking setback. The parcel assemblage supporting the preexisting nonconforming use easily exceeds minimum requirements for lot size, frontage along Route 16, lot and yard depths and widths. Building coverage and height are less than the maximums of 30% and 35 feet, respectively.

### **(ii) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties, or improvements.**

Pedestrian and vehicular access and circulation has been designed to be safe, convenient, and appropriate for the use and provides connectivity to adjacent streets, properties, and improvements. The Project includes a proposed two-lane roundabout at the intersection of Route 16 and Millville Road that will improve operations along Route 16 and provide primary access to the shopping center parking areas. Secondary access for delivery and service vehicles will be via a dedicated service drive east of the roundabout. Pedestrian access to the Project Site will be via new sidewalks along Route 16. Pedestrian circulation



around the Project Site is comprised of interconnected sidewalks with accessible ramps and striped pedestrian pathways that provide connectivity between the uses. The new roundabout and interconnected share-use sidewalks will also provide connectivity between the Project Site and existing residences, community goods, services, and recreational activities in and around the downtown area.

**(iii) Adequacy of arrangement and the number of parking and loading spaces in relation to the proposed use of the premises.**

The Shopping Center use provides adequate off-street parking and loading spaces. Parking is centrally located to support demand, includes two-way vehicular circulation, provides accommodations for fire-fighting equipment, incorporates interior landscape islands and perimeter landscaping areas. Dedicated loading areas are provided along the rear of each building. The arrangement and quantity of off-street parking and loading spaces comply with applicable requirements of the Town of Mendon Zoning Bylaws.

**(iv) Provisions for off-street loading and unloading of vehicles incidental to the servicing of the buildings, and related uses on the lot or tract.**

The Shopping Center use includes provisions for at least one dedicated off-street loading and unloading space along the rear of the building that accommodates servicing of the building and complies with applicable requirements of the Town of Mendon Zoning Bylaws.

**(v) Arrangement and appearances of proposed buildings, structures, signs, screening, and landscaping.**

The Shopping Center use incorporates thoughtful and compatible architectural designs, structures, signs, screening, and landscaping that comply with applicable requirements of the Town of Mendon Zoning Bylaws. Architectural building, structure, and screening elements are consistent with similar uses and the surrounding area. Signage will be affixed to each building and a free-standing sign will be located along the Route 16 frontage. Landscaping includes interior parking lot islands and perimeter screening, and existing vegetation will be preserved, where feasible, which includes a large area of open space to the rear of the development that is contiguous with off-site woodland and wetlands.

**(vi) Adequacy of methods for waste disposal, surface and subsurface drainage, and lighting.**

Preliminary subsurface investigations have been performed to support adequacy of methods for waste disposal, surface, and subsurface drainage at the Project Site. Information obtained and evaluated supported initial design and confirms final design of the subsurface sewage disposal systems will comply with Title 5 of the State Environmental Code (310 CMR 15) and all applicable requirements of the Town of Mendon Board of Health, General Bylaws and Zoning Bylaws. The stormwater management system is designed in compliance with the Massachusetts Wetlands Protection Regulations (310 CMR 10), Massachusetts Stormwater Management Standards, and all applicable requirements of the General Bylaws and Zoning Bylaws. Exterior lighting for the Project is designed consistent with similar uses and complies with applicable requirements of the Town of Mendon Zoning Bylaws.

**(vii) Protection of adjoining premises and the general neighborhood from any detrimental use of the lot or tract.**

The Shopping Center use is consistent with the adjoining premises and the general neighborhood. The Project will redevelop existing commercial properties located along a densely developed stretch of the Route 16 corridor to a use that supports fundamental community needs and will comply with applicable requirements of the Town of Mendon Zoning Bylaws.

**Attachment A**  
**Special Permit Plans**



# Zoning Board of Appeals Special Permit

## Hastings Street Plaza, LLC

### Hastings Street and Washington Street, Mendon, MA

100 Nickerson Road  
Marlborough, MA 01752  
(508) 786-2200

www.tetrattech.com



**PROJECT LOCATION:**

35 Hastings Street (Parcel ID 11-142-35-0)  
37 Hastings Street (Parcel ID 11-142-37-0)  
18 Washington Street (Parcel ID 8-242-18-0)  
20 Washington Street (Parcel ID 8-242-20-0)  
Mendon, Massachusetts 01756

**PROJECT SURVEYOR:**

Guerriere & Halnon, Inc.  
333 West Street  
Milford, Massachusetts 01757  
(508) 473-6630

**LAND OWNERS:**

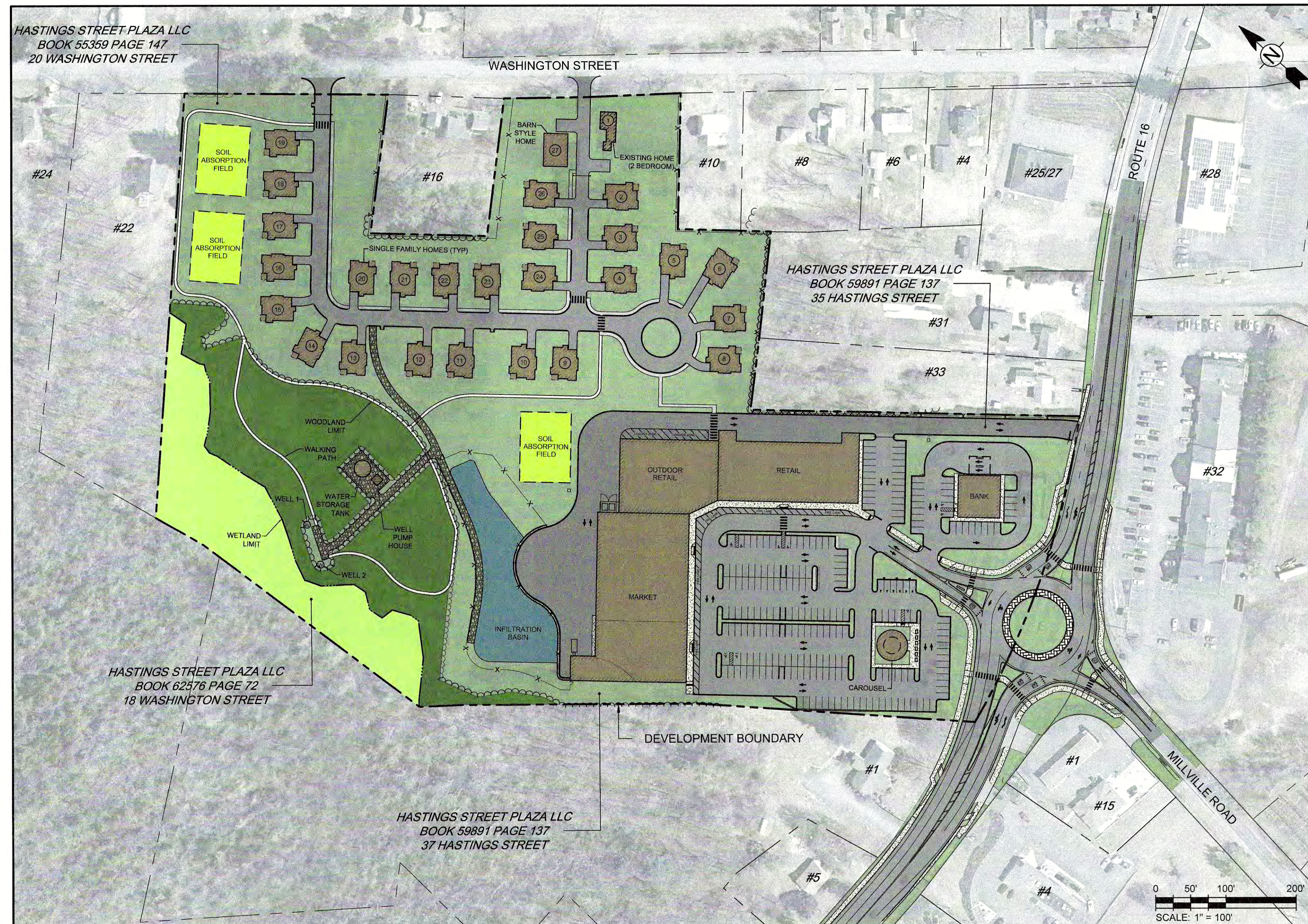
Hastings Street Plaza, LLC  
PO Box 444  
Mendon, Massachusetts 01747  
(508) 422-1050

**APPLICANT:**

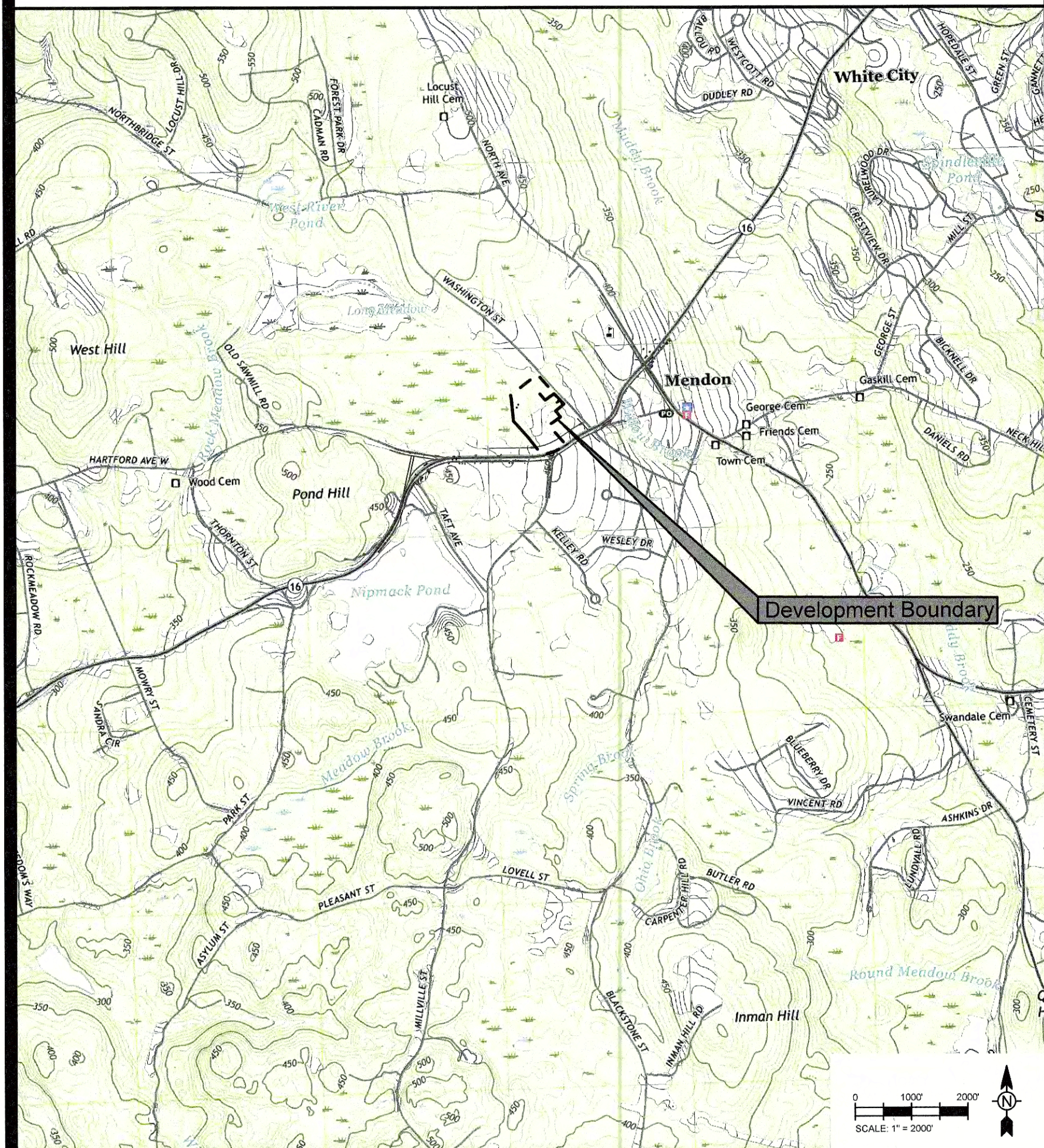
Hastings Street Plaza, LLC  
PO Box 444  
Mendon, Massachusetts 01747  
(508) 422-1050

**ISSUED:**

AUGUST 10, 2022 - ZONING BOARD OF APPEALS SPECIAL PERMIT



**LOCUS MAP:**



SHEET NO.	SHEET TITLE
- - -	COVER SHEET
V-100	EXISTING CONDITIONS PLAN
C-100	DEMOLITION PLAN
C-120	OVERALL SITE PLAN
C-131	LAYOUT AND MATERIAL PLAN
C-141	GRADING AND DRAINAGE PLAN
C-151	UTILITY PLAN
C-161	LANDSCAPE PLAN

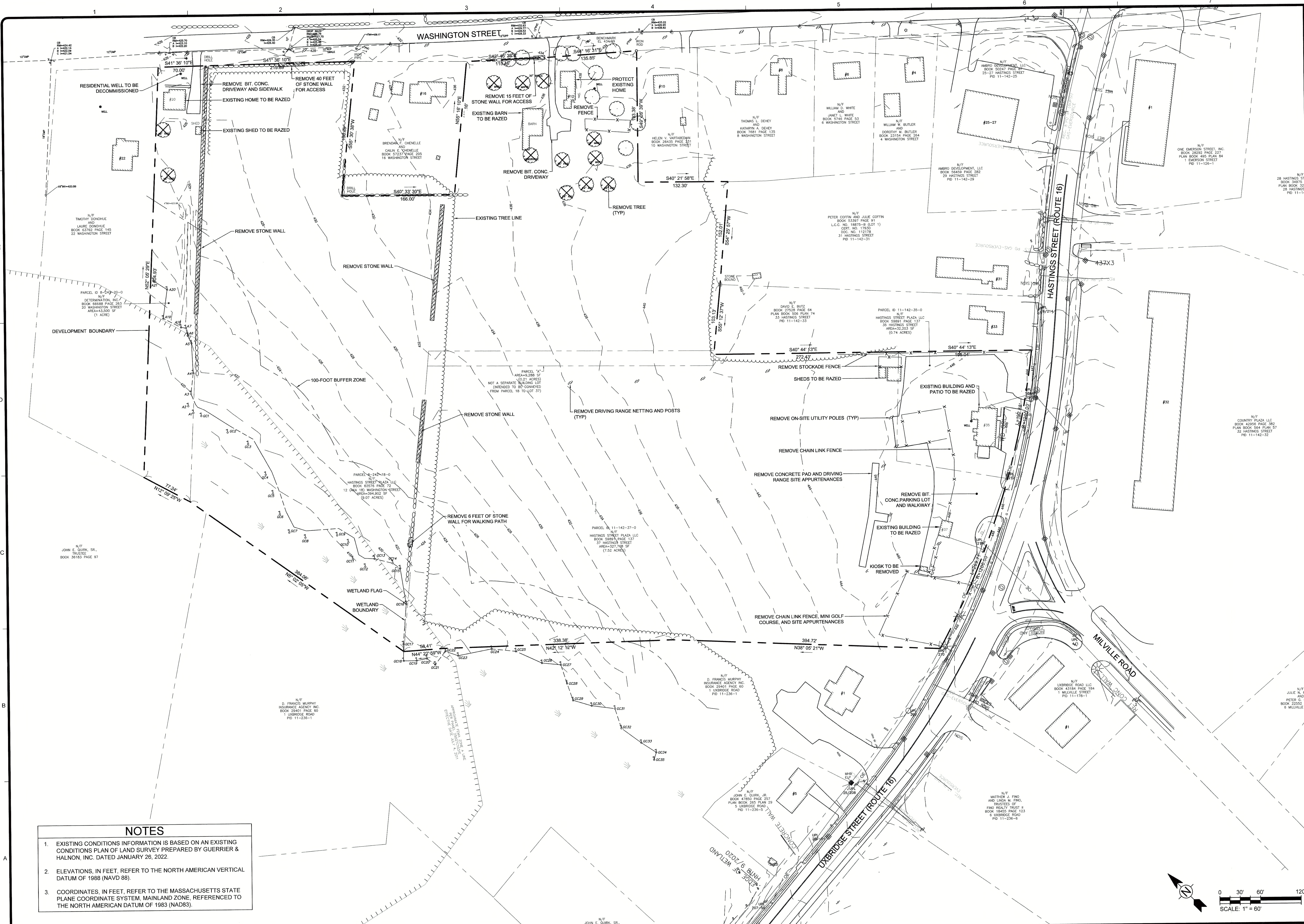








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**NOTES**

- EXISTING CONDITIONS INFORMATION IS BASED ON AN EXISTING CONDITIONS PLAN OF LAND SURVEY PREPARED BY GUERRIER & HALNON, INC. DATED JANUARY 26, 2022.
- ELEVATIONS, IN FEET, REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- COORDINATES, IN FEET, REFER TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).



MARK	DATE	DESCRIPTION
	8/10/22	Zoning Board of Appeals Special Permit

BY	DATE	DESCRIPTION
CWMI		

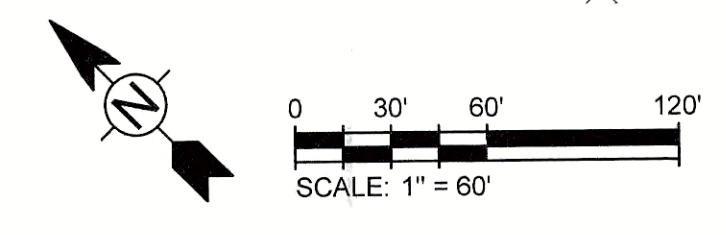
Hastings Street Plaza LLC  
Hastings Street and Washington Street  
Mendon, Massachusetts

**Demolition Plan**

PROJ:	143-305225-20004
DESN:	BMP
DRWN:	BMP
CHKD:	SPR

**C-100**

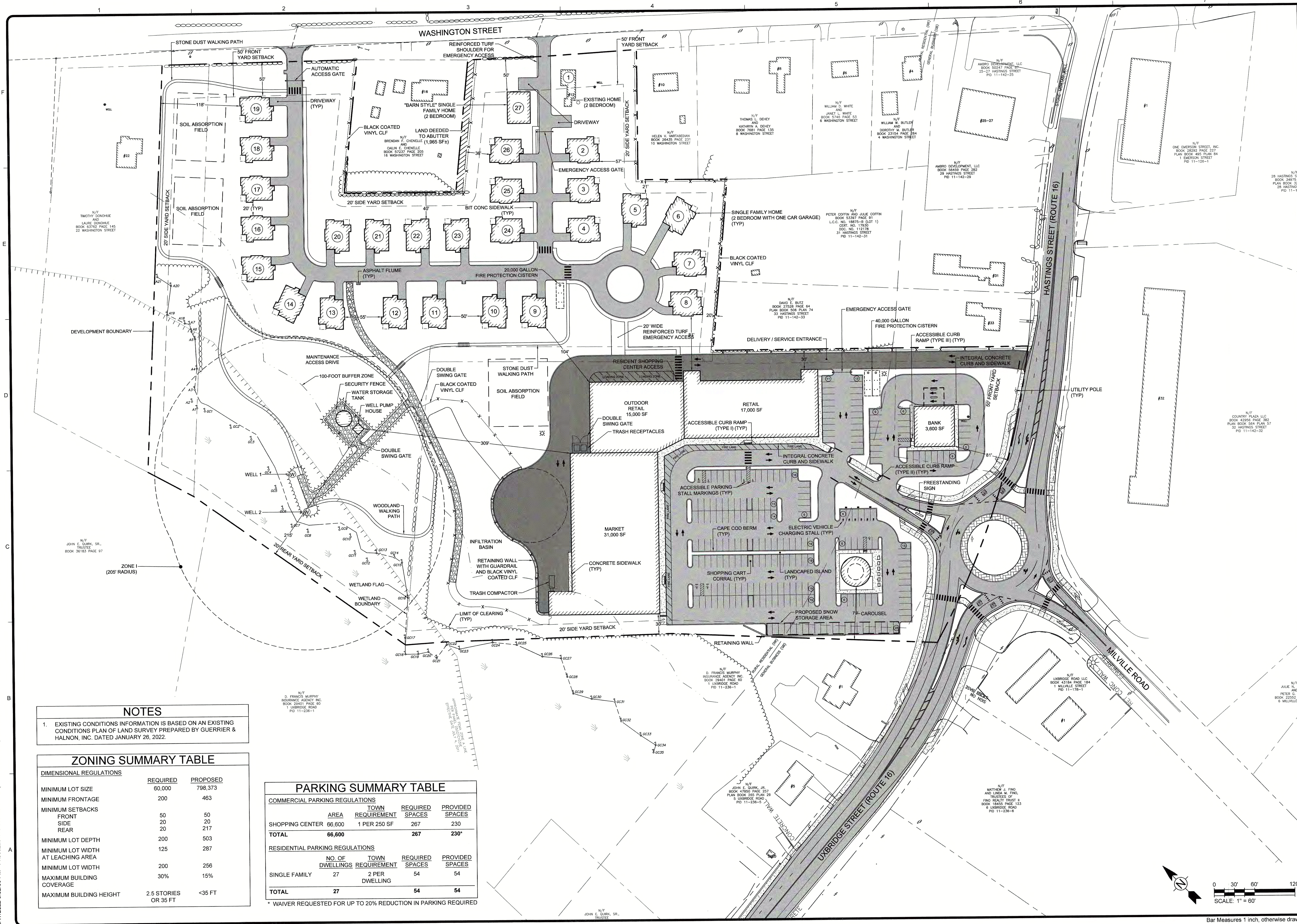
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Mendon, Massachusetts 01752  
Phone: (508) 786-2200 Fax: (508) 786-2201



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**NOTES**

1. EXISTING CONDITIONS INFORMATION IS BASED ON AN EXISTING CONDITIONS PLAN OF LAND SURVEY PREPARED BY GUERRIER & HALNON, INC. DATED JANUARY 26, 2022.

**ZONING SUMMARY TABLE**

DIMENSIONAL REGULATIONS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	60,000	798,373
MINIMUM FRONTAGE	200	463
MINIMUM SETBACKS		
FRONT	50	50
SIDE	20	20
REAR	20	217
MINIMUM LOT DEPTH	200	503
MINIMUM LOT WIDTH AT LEACHING AREA	125	287
MINIMUM LOT WIDTH	200	256
MAXIMUM BUILDING COVERAGE	30%	15%
MAXIMUM BUILDING HEIGHT	2.5 STORIES OR 35 FT	<35 FT

**PARKING SUMMARY TABLE**

COMMERCIAL PARKING REGULATIONS				
	AREA	TOWN REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
SHOPPING CENTER	66,600	1 PER 250 SF	267	230
<b>TOTAL</b>	<b>66,600</b>		<b>267</b>	<b>230*</b>
RESIDENTIAL PARKING REGULATIONS				
	NO. OF DWELLINGS	TOWN REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
SINGLE FAMILY	27	2 PER DWELLING	54	54
<b>TOTAL</b>	<b>27</b>		<b>54</b>	<b>54</b>

\* WAIVER REQUESTED FOR UP TO 20% REDUCTION IN PARKING REQUIRED

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Mendon, Massachusetts 01752  
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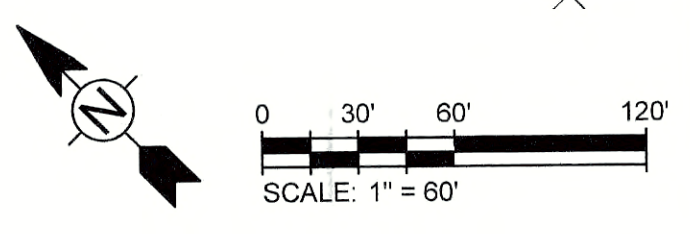
MARK	DATE	DESCRIPTION
BY	CWM	
	8/10/22	Zoning Board of Appeals Special Permit

Hastings Street Plaza LLC  
Hastings Street and Washington Street  
Mendon, Massachusetts

PROJ: 143-305225-20004  
DES: BMP  
DRW: BMP  
CHKD: SPR

**C-120**

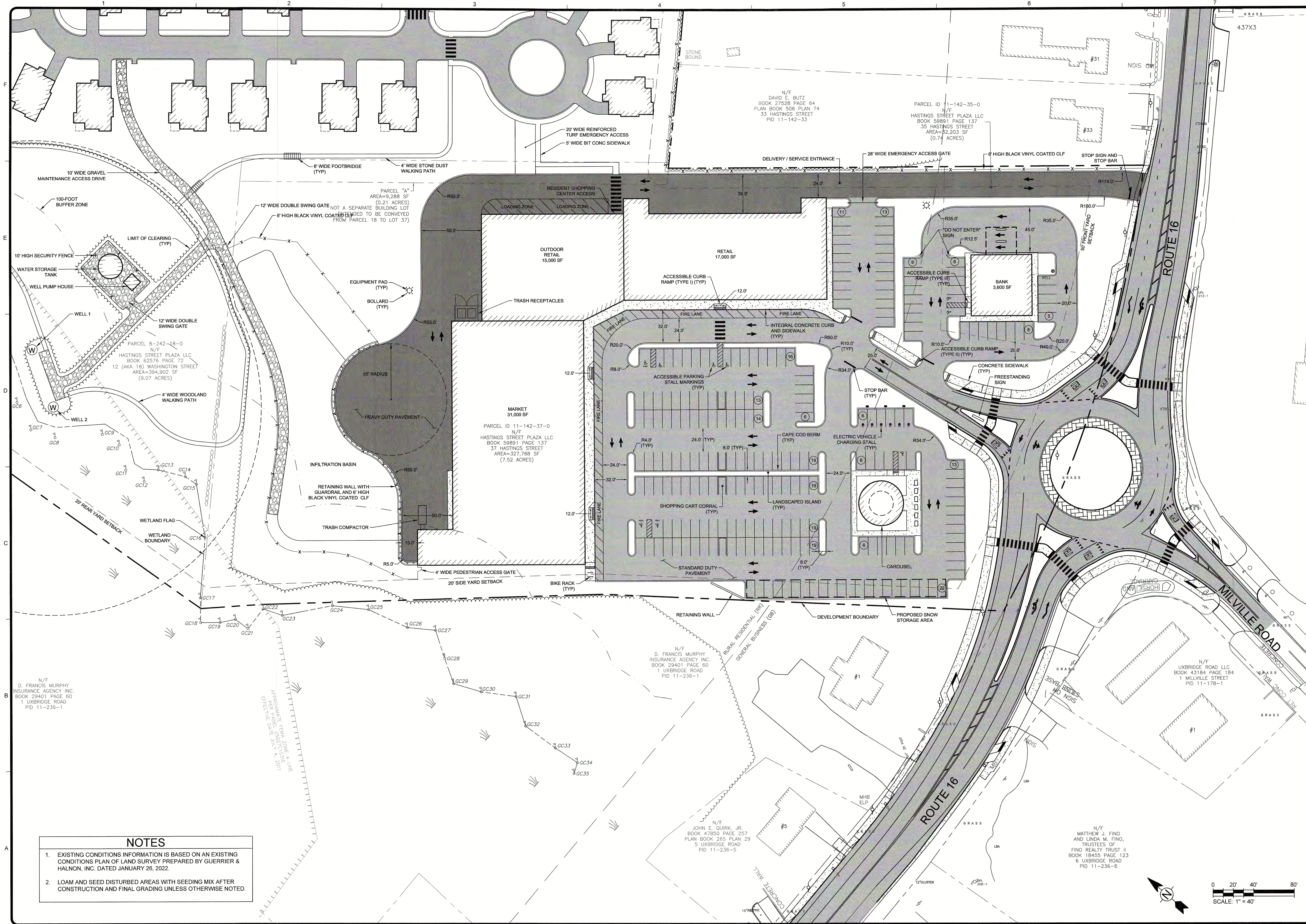
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Bar Measures 1 inch, otherwise drawing not to scale



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**NOTES**

- EXISTING CONDITIONS INFORMATION IS BASED ON AN EXISTING CONDITIONS PLAN OF LAND SURVEY PREPARED BY GUERRIER & HALNON, INC. DATED JANUARY 26, 2022.
- LOAM AND SEED DISTURBED AREAS WITH SEEDING MIX AFTER CONSTRUCTION AND FINAL GRADING UNLESS OTHERWISE NOTED.



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SEAN PATRICK  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000

MARK	DATE	DESCRIPTION	BY
	8/10/22	Zoning Board of Appeals Special Permit	CWM

PROJECT: 143-305225-20004

DESIGN: MWM

DRAWN: NRK

CHECKED: SPR

**C-131**

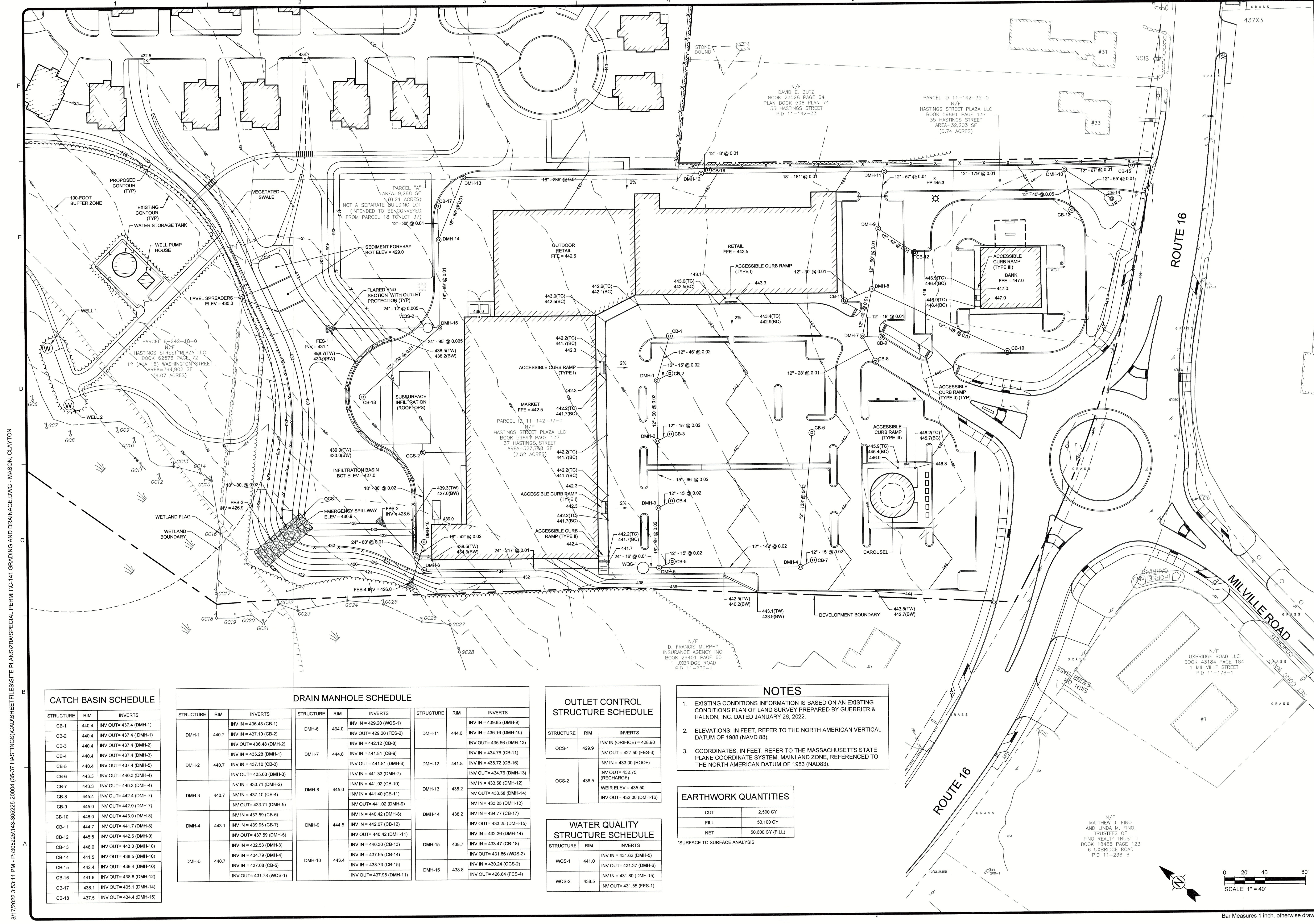
Hastings Street Plaza LLC  
Hastings Street and Washington Street  
Mendon, Massachusetts

Layout and Materials Plan

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Bar Measures 1 inch, otherwise drawing not to scale





**CATCH BASIN SCHEDULE**

STRUCTURE	RIM	INVERTS
CB-1	440.4	INV OUT= 437.4 (DMH-1)
CB-2	440.4	INV OUT= 437.4 (DMH-1)
CB-3	440.4	INV OUT= 437.4 (DMH-2)
CB-4	440.4	INV OUT= 437.4 (DMH-3)
CB-5	440.4	INV OUT= 437.4 (DMH-5)
CB-6	443.3	INV OUT= 440.3 (DMH-4)
CB-7	443.3	INV OUT= 440.3 (DMH-4)
CB-8	445.4	INV OUT= 442.4 (DMH-7)
CB-9	445.0	INV OUT= 442.0 (DMH-7)
CB-10	446.0	INV OUT= 443.0 (DMH-8)
CB-11	444.7	INV OUT= 441.7 (DMH-8)
CB-12	445.5	INV OUT= 442.5 (DMH-9)
CB-13	446.0	INV OUT= 443.0 (DMH-10)
CB-14	441.5	INV OUT= 438.5 (DMH-10)
CB-15	442.4	INV OUT= 439.4 (DMH-10)
CB-16	441.8	INV OUT= 438.8 (DMH-12)
CB-17	438.1	INV OUT= 435.1 (DMH-14)
CB-18	437.5	INV OUT= 434.4 (DMH-15)

**DRAIN MANHOLE SCHEDULE**

STRUCTURE	RIM	INVERTS	STRUCTURE	RIM	INVERTS	STRUCTURE	RIM	INVERTS
DMH-1	440.7	INV IN = 436.48 (CB-1) INV OUT= 429.20 (FES-2) INV OUT= 436.48 (DMH-2)	DMH-6	434.0	INV IN = 429.20 (WQS-1) INV IN = 436.16 (DMH-10) INV IN = 442.12 (CB-8)	DMH-11	444.6	INV IN = 439.85 (DMH-9) INV IN = 434.76 (CB-11) INV IN = 435.66 (DMH-13)
DMH-2	440.7	INV IN = 435.28 (DMH-1) INV IN = 441.81 (DMH-8) INV IN = 441.33 (DMH-7)	DMH-7	444.8	INV IN = 441.81 (CB-9) INV IN = 438.72 (CB-16) INV IN = 441.33 (DMH-7)	DMH-12	441.8	INV IN = 434.76 (CB-11) INV IN = 433.58 (DMH-12) INV IN = 433.25 (DMH-13)
DMH-3	440.7	INV IN = 433.71 (DMH-2) INV IN = 441.40 (CB-11) INV IN = 441.02 (DMH-9)	DMH-8	445.0	INV IN = 441.02 (CB-10) INV IN = 440.42 (DMH-8) INV IN = 442.07 (CB-12)	DMH-13	438.2	INV IN = 433.58 (DMH-12) INV IN = 431.86 (DMH-14) INV IN = 433.25 (DMH-13)
DMH-4	443.1	INV IN = 437.59 (CB-7) INV IN = 439.95 (CB-8) INV IN = 437.59 (DMH-5)	DMH-9	444.5	INV IN = 440.42 (DMH-9) INV IN = 440.30 (CB-13) INV IN = 437.95 (CB-14)	DMH-14	438.2	INV IN = 434.77 (CB-17) INV IN = 433.25 (DMH-15) INV IN = 432.36 (DMH-14)
DMH-5	440.7	INV IN = 432.53 (DMH-3) INV IN = 434.79 (DMH-4) INV IN = 437.08 (CB-5)	DMH-10	443.4	INV IN = 440.30 (CB-13) INV IN = 431.86 (DMH-15) INV IN = 438.73 (CB-15)	DMH-15	438.7	INV IN = 433.47 (CB-18) INV IN = 431.86 (DMH-15) INV IN = 430.24 (OCS-2)
		INV IN = 431.78 (WQS-1)			INV IN = 437.95 (DMH-11)	DMH-16	438.8	INV IN = 432.84 (FES-4)

**OUTLET CONTROL STRUCTURE SCHEDULE**

STRUCTURE	RIM	INVERTS
OCS-1	429.9	INV IN (ORIFICE) = 428.90 INV OUT = 427.50 (FES-3)
OCS-2	438.5	INV OUT= 432.75 (RECHARGE) WEIR ELEV = 435.50 INV OUT= 432.00 (DMH-16)

**WATER QUALITY STRUCTURE SCHEDULE**

STRUCTURE	RIM	INVERTS
WQS-1	441.0	INV IN = 431.62 (DMH-5) INV OUT= 431.37 (DMH-6)
WQS-2	438.5	INV IN = 431.80 (DMH-15) INV OUT= 431.55 (FES-1)

**NOTES**

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- COORDINATES, IN FEET, REFER TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).

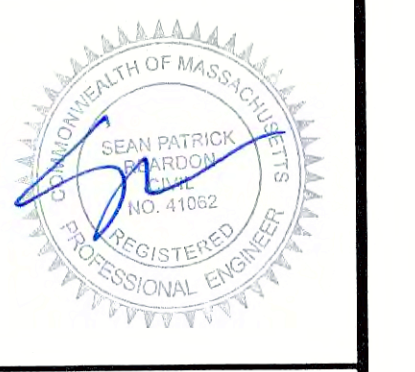
**EARTHWORK QUANTITIES**

CUT	2,500 CY
FILL	53,100 CY
NET	50,600 CY (FILL)

\*SURFACE TO SURFACE ANALYSIS

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100 Nickerson Road  
Marlborough, Massachusetts 01752  
Phone: (508) 786-2200 Fax: (508) 786-2201



MARK	DATE	DESCRIPTION	BY
1	8/10/22	Zoning Board of Appeals Special Permit	CVM

Hastings Street Plaza LLC  
Hastings Street and Washington Street  
Mendon, Massachusetts

**Grading and Drainage Plan**

PROJ: 143-305225-20004  
DESIGN: MWM  
DRAWN: NRK  
CHKD: SPR

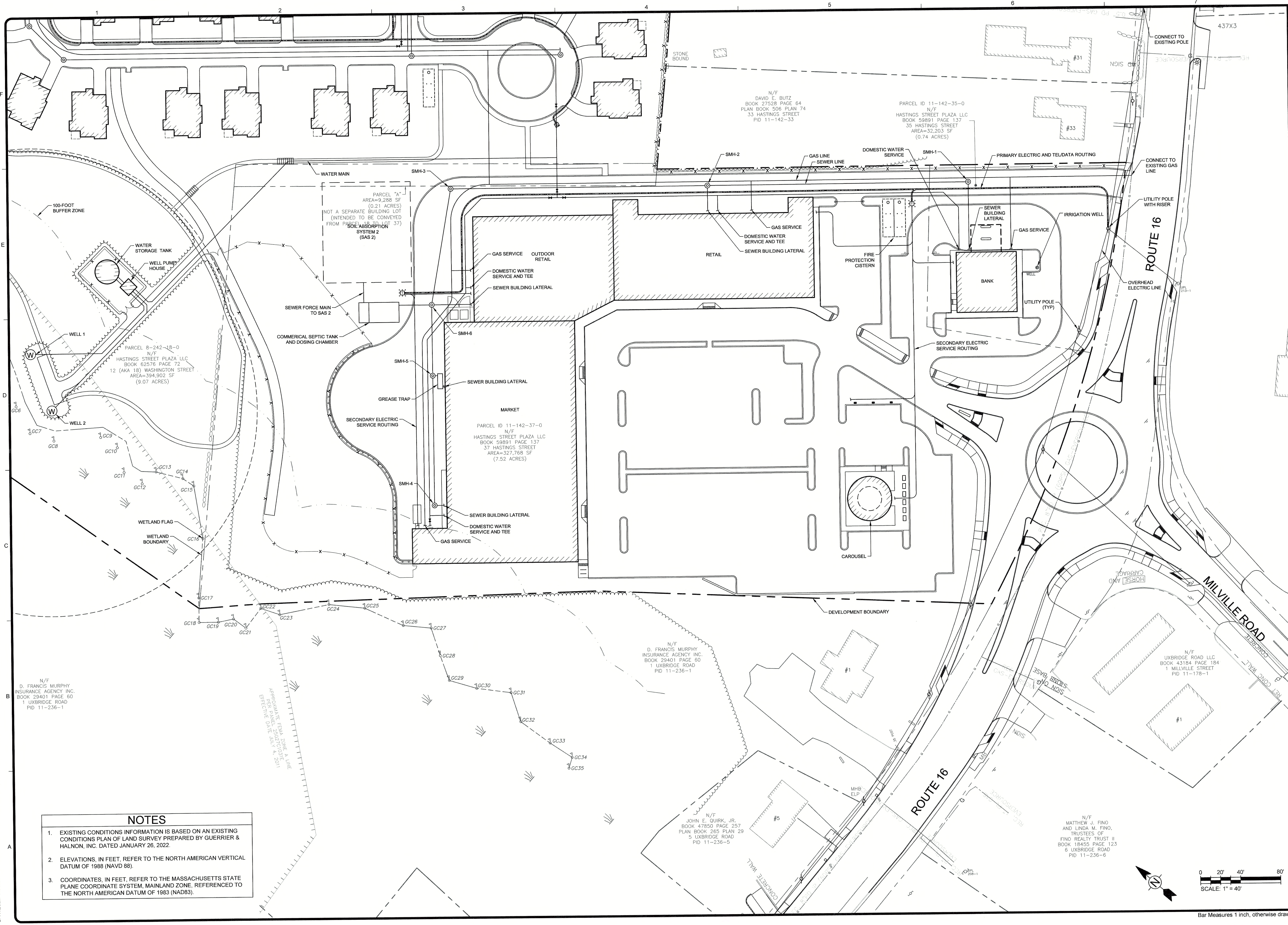
**C-141**

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N/F  
D. FRANCIS MURPHY  
INSURANCE AGENCY INC.  
BOOK 29401 PAGE 60  
1 UXBRIDGE ROAD  
PID 11-236-1

**NOTES**

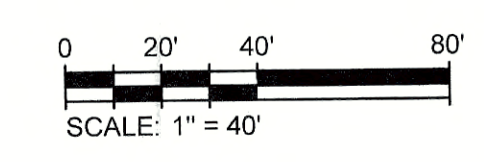
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- COORDINATES, IN FEET, REFER TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).

APPROXIMATE FEELA, TONE A LINE  
APPROXIMATE PANEL 4, 2011  
EFFECTIVE DATE JULY 4, 2011

N/F  
D. FRANCIS MURPHY  
INSURANCE AGENCY INC.  
BOOK 29401 PAGE 60  
1 UXBRIDGE ROAD  
PID 11-236-1

N/F  
JOHN E. QUIRK, JR.  
BOOK 47850 PAGE 257  
PLAN BOOK 265 PLAN 29  
5 UXBRIDGE ROAD  
PID 11-236-5

N/F  
MATTHEW J. FINO  
AND LINDA M. FINO,  
TRUSTEES OF  
FINO REALTY TRUST II  
BOOK 18453 PAGE 123  
6 UXBRIDGE ROAD  
PID 11-236-6



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MARK	DATE	DESCRIPTION	BY
	8/10/22	Zoning Board of Appeals Special Permit	CWMI

Hastings Street Plaza LLC  
Hastings Street and Washington Street  
Mendon, Massachusetts

**Utility Plan**

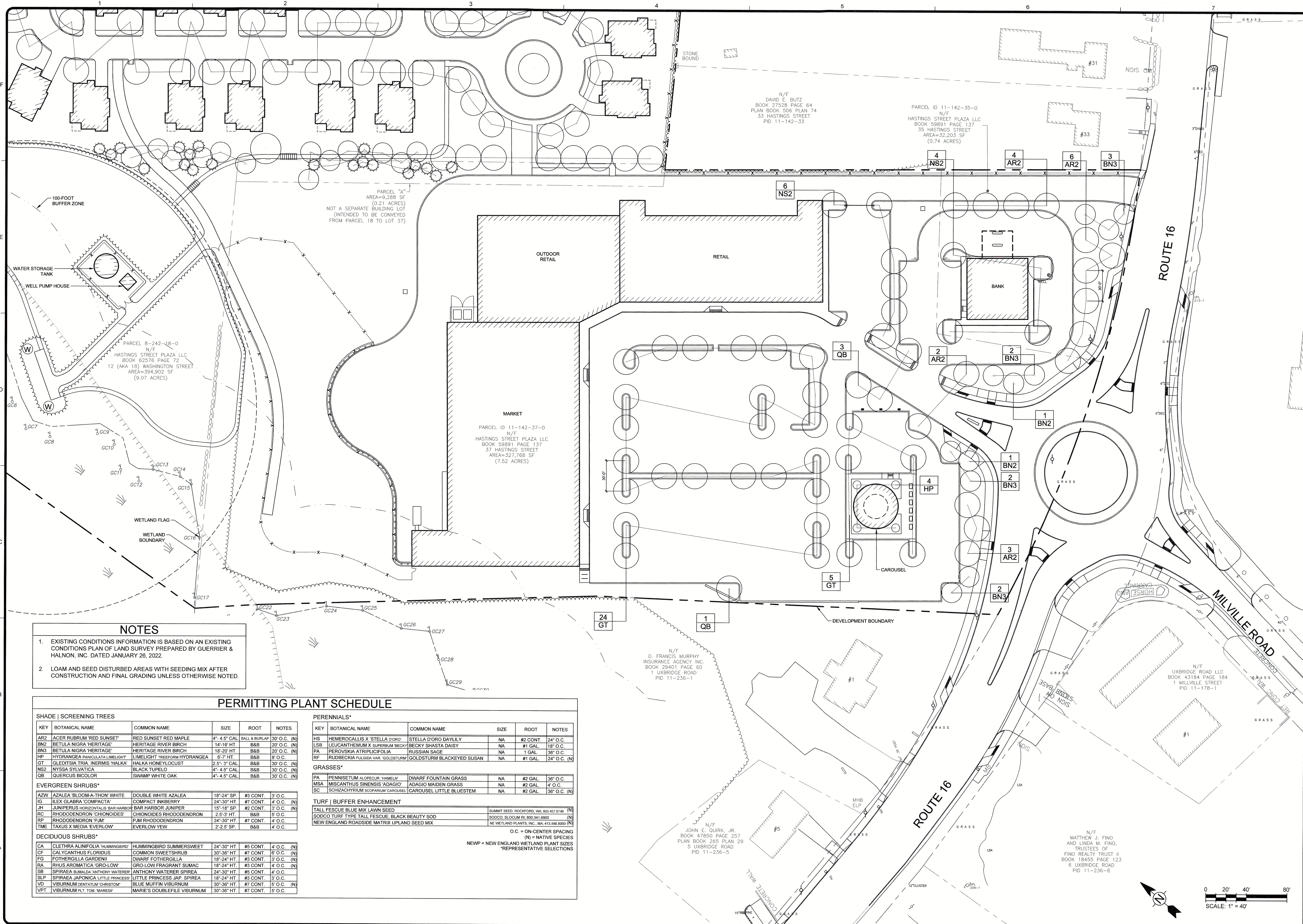
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**C-151**

Bar Measures 1 inch, otherwise drawing not to scale



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**NOTES**

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**PERMITTING PLANT SCHEDULE**

SHADE   SCREENING TREES					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
AR2	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	4"-4.5" CAL	BALL & BURLAP	30' O.C. (N)
BN2	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	14"-16" HT.	B&B	20' O.C. (N)
BN3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	18"-20" HT.	B&B	20' O.C. (N)
HP	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT 'TREEFORM' HYDRANGEA	6'-7" HT.	B&B	8' O.C. (N)
GT	GLEDTISIA TRIA 'INERMIS 'HALKA'	HALKA HONEYLOCUST	2.5"-3" CAL	B&B	30' O.C. (N)
NS2	NYSSA SYLVATICA	BLACK TUPELO	4"-4.5" CAL	B&B	30' O.C. (N)
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4"-4.5" CAL	B&B	30' O.C. (N)
EVERGREEN SHRUBS*					
AZW	AZALEA 'BLOOM-A-TION' WHITE	DOUBLE WHITE AZALEA	18"-24" SP.	#3 CONT.	3' O.C. (N)
IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30" HT.	#7 CONT.	4' O.C. (N)
JH	JUNIPERUS HORIZONTALIS 'B&B HARBOR'	B&B HARBOR JUNIPER	15"-18" SP.	#2 CONT.	3' O.C. (N)
RC	RHODODENDRON 'CHIONIDES'	CHIONIDES RHODODENDRON	2.5'-3' HT.	B&B	5' O.C. (N)
RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30" HT.	#7 CONT.	4' O.C. (N)
TME	TAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	2'-2.5' SP.	B&B	4' O.C. (N)
DECIDUOUS SHRUBS*					
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	24"-30" HT.	#5 CONT.	4' O.C. (N)
CF	CALYCANTHUS FLORIDUS	COMMON SWEETSHRUB	30"-36" HT.	#7 CONT.	8' O.C. (N)
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"-24" HT.	#3 CONT.	3' O.C. (N)
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18"-24" HT.	#3 CONT.	4' O.C. (N)
SB	SPIRAEA BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24"-30" HT.	#5 CONT.	4' O.C. (N)
SLP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAP. SPIREA	18"-24" HT.	#3 CONT.	3' O.C. (N)
VD	VIBURNUM BENTHAMII 'CHRISTOM'	BLUE MUFFIN VIBURNUM	30"-36" HT.	#7 CONT.	5' O.C. (N)
VPT	VIBURNUM PL. TOM. 'MARIE'S'	MARIE'S DOUBLELEAF VIBURNUM	30"-36" HT.	#7 CONT.	5' O.C. (N)
PERENNIALS*					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
HS	HEMEROCALLIS X 'STELLA D'ORO'	STELLA D'ORO DAYLILY	NA	#2 CONT.	24" O.C.
LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY SHASTA DAISY	NA	#1 GAL.	18" O.C.
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	NA	1 GAL.	36" O.C.
RF	RUDEBECKIA FULGIDA VAR. 'GOLDSTURM'	GOLDSTURM BLACKEYED SUSAN	NA	#1 GAL.	24" O.C. (N)
GRASSES*					
PA	PENNISETUM ALOPECURUS 'HAMELYN'	DWARF FOUNTAIN GRASS	NA	#2 GAL.	36" O.C.
MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	NA	#2 GAL.	4' O.C.
SC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	NA	#2 GAL.	36" O.C. (N)
TURF   BUFFER ENHANCEMENT					
TALL FESCUE BLUE MIX LAWN SEED			SUMMIT SEED, ROCKFORD, WA, 800.457.6748	(N)	
SODOCO TURF TYPE TALL FESCUE; BLACK BEAUTY SOD			SODOCO, SLOCOM R0, 800.341.6900	(N)	
NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX			NE WETLAND PLANTS, INC., MA, 413.548.8000	(N)	

O.C. = ON-CENTER SPACING  
(N) = NATIVE SPECIES  
NEWP = NEW ENGLAND WETLAND PLANT SIZES REPRESENTATIVE SELECTIONS



MARK	DATE	DESCRIPTION
1	8/10/22	Zoning Board of Appeals Special Permit

Hastings Street Plaza LLC  
Hastings Street and Washington Street  
Mendon, Massachusetts

PROJECT: 143-305225-20004  
DESIGNER: KAC  
DRAWN BY: JW  
CHECKED BY: KA

**C-161**

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale



**Attachment B**  
**Architectural Renderings**



MAXIMUM HEIGHT OF TALLEST BUILDING ELEMENTS = <35'-0" ABOVE FINISHED GRADE

BUILDING HEIGHT  
DIAGRAM

04/22/22







MAXIMUM HEIGHT OF TALLEST BUILDING ELEMENTS = <35'-0" ABOVE FINISHED GRADE

BUILDING HEIGHT  
DIAGRAM

04/22/22



MAXIMUM HEIGHT OF TALLEST BUILDING ELEMENTS = <35'-0" ABOVE FINISHED GRADE

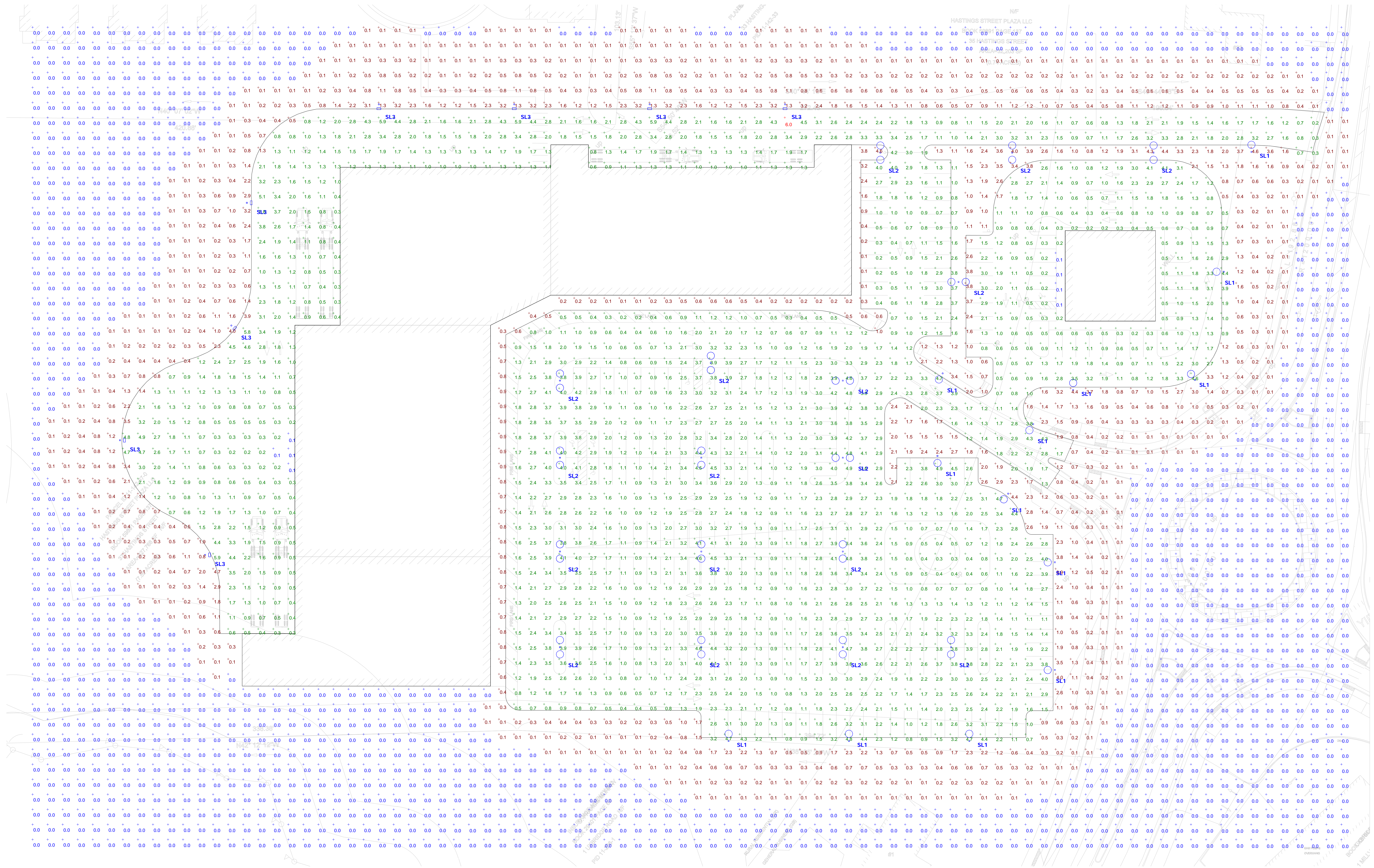
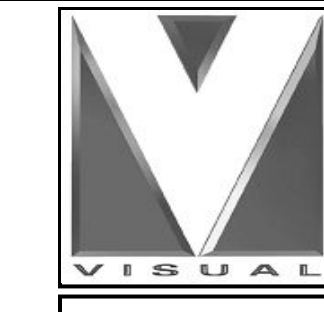
BUILDING HEIGHT  
DIAGRAM

04/22/22

Scott Griffin  
ARCHITECTS

**Attachment C**  
**Site Lighting Photometric Plan**





Plan View  
Scale - 1" = 25ft

### SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	SL1	13	ANP LIGHTING	BVA2001 C046LD T4 40K XX MOUNTING FINISHES	BELLA VISTA	0.9	45.31
	SL2	17	ANP LIGHTING	BVA2001 C046LD T5 40K XX MOUNTING FINISHES *Twin Head Mounted @ 180 Degrees*	BELLA VISTA	0.9	90.9
	SL3	8	Lithonia Lighting	RSX1 LED P3 30K R4 VOLTAGE MOUNTING XX FINISH	RSX Area Fixture Size 1 P3 Lumen Package 3000K CCT Type R4 Distribution	0.9	109.44

### STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Calc Zone #1	+	0.9 fc	6.0 fc	0.0 fc	N/A	N/A
Pavement	+	1.9 fc	6.0 fc	0.1 fc	60.0:1	19.0:1

NOTES:

- REFLECTANCES ASSUMED:  
GROUND: 20
- MOUNTING HEIGHTS:  
SL1 / SL2: 16'-0" AFG  
SL3: 20'-0" AFG
- TASK HEIGHT: 30" ABOVE FINISHED FLOOR
- CALCULATION POINT SPACING: 10'X10' OC

DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.



**Attachment D**  
**Certified Abutters List and Mailing Labels**



**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 7, 2022*

*PROPERTY LOCATION(S): 35 Hastings Street  
Mendon, Massachusetts  
Assessor's Map #11-142-35*

*AND*

*37 Hastings Street  
Mendon, Massachusetts  
Assessor's Map #11-142-37*

*PROPERTY OWNER(S): Hastings Street Plaza LLC*

*OWNER(S) ADDRESS: P. O. Box 444  
Mendon, MA 01756-0444*

*RECORDED: Worcester Registry of Deed  
December 31, 2018  
Book #59891  
Page #137*

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

*Sincerely,*

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

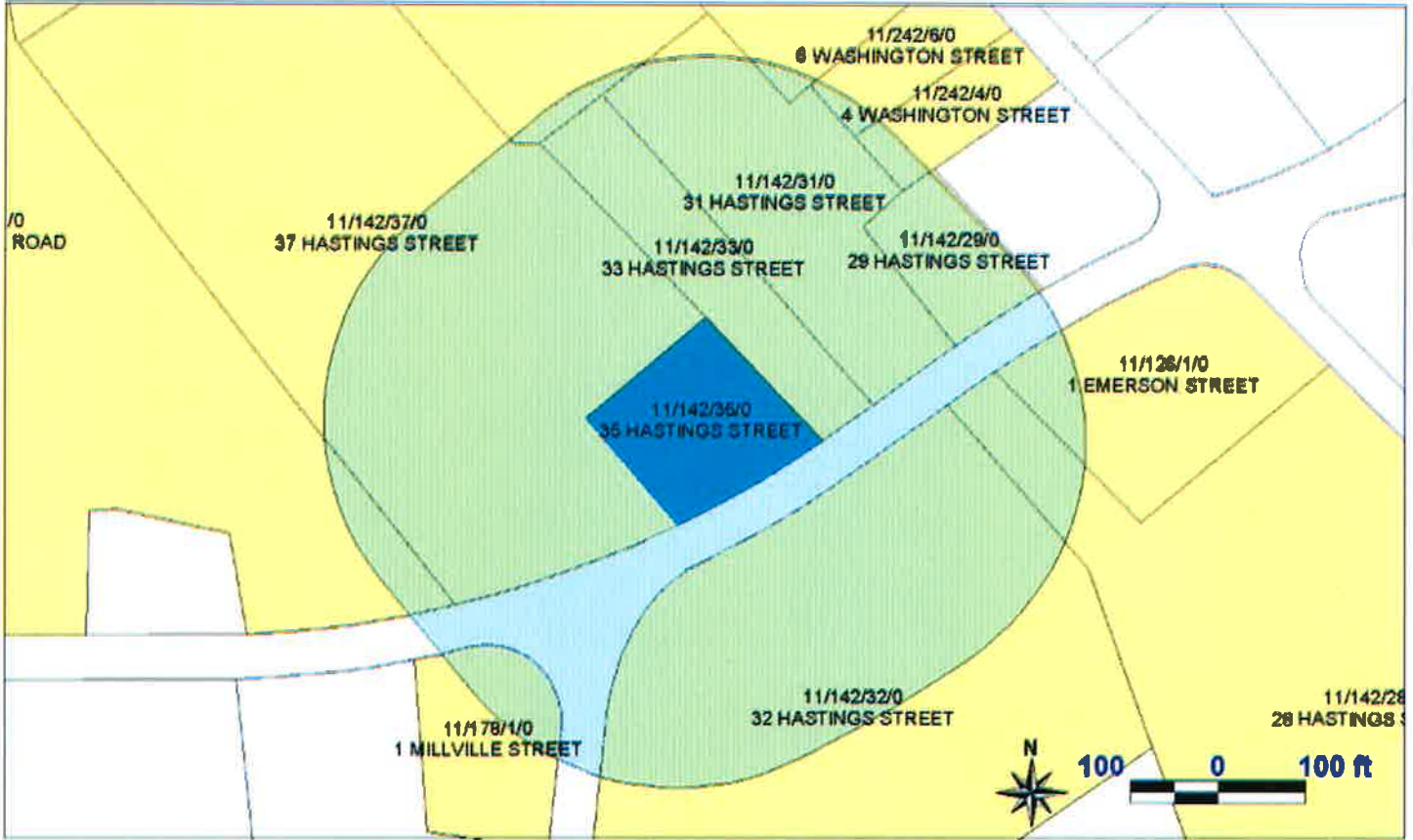
*Attachment*

*\*This list is valid for 30 days from the date of certification.*



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

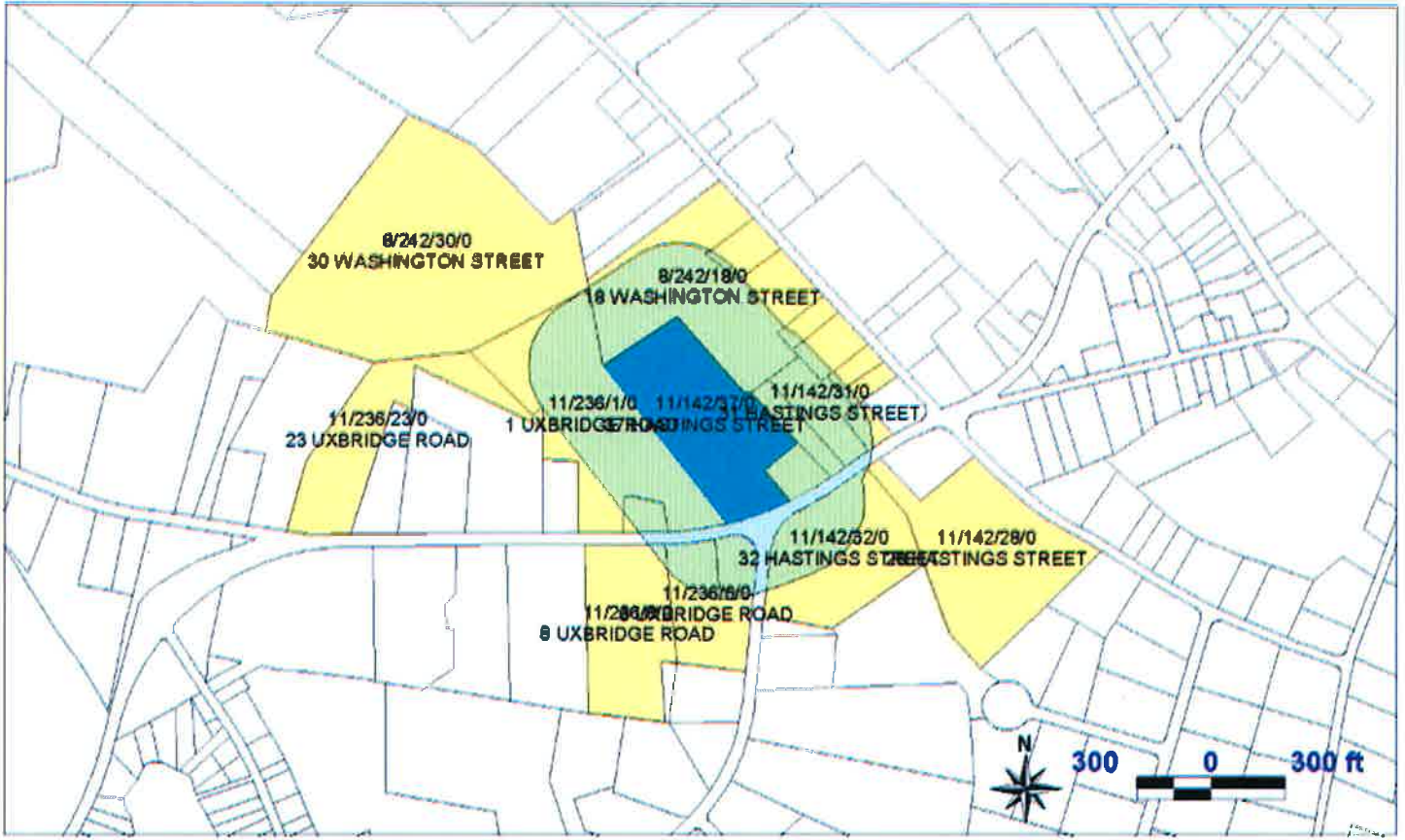
Abutters List Within 300 feet of Parcel 11/142/35/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
413	8-242-18-0-R	HASTINGS STREET PLAZA LLC	18 WASHINGTON STREET	P O BOX 444	MENDON	MA	01756-0444
731	11-126-1-0-R	ONE EMERSON STREET INC	1 EMERSON STREET	46 MISCOE ROAD	MENDON	MA	01756
770	11-142-28-0-R	28 HASTINGS STREET CORP	28 HASTINGS STREET	46 MISCOE ROAD	MENDON	MA	01756
771	11-142-29-0-R	AMBRO DEVELOPMENT LLC	29 HASTINGS STREET	25 HASTINGS STREET	MENDON	MA	01756
772	11-142-31-0-R	COFFIN PETER & JULIE N	31 HASTINGS STREET	3 OLD SAW MILL ROAD	MENDON	MA	01756
773	11-142-32-0-R	COUNTRY PLAZA LLC	32 HASTINGS STREET	P O BOX 444	MENDON	MA	01756-0444
774	11-142-33-0-R	BUTZ DAVID E	33 HASTINGS STREET	33 HASTINGS STREET	MENDON	MA	01756
775	11-142-35-0-R	HASTINGS STREET PLAZA LLC	35 HASTINGS STREET	P O BOX 444	MENDON	MA	01756-0444
776	11-142-37-0-R	HASTINGS STREET PLAZA LLC	37 HASTINGS STREET	P O BOX 444	MENDON	MA	01756-0444
842	11-178-1-0-R	UXBRIDGE ROAD LLC	1 MILLVILLE STREET	P O BOX 444	MENDON	MA	01756-0444
948	11-236-1-0-R	D FRANCIS MURPHY INSURANCE AGENCY INC	1 UXBRIDGE ROAD	50 MAIN STREET	HUDSON	MA	01749
994	11-242-4-0-R	BUTLER DOROTHY M (LE) & TRUDY A BUTLER	4 WASHINGTON STREET	4 WASHINGTON STREET	MENDON	MA	01756
996	11-242-6-0-R	WHITE WILLIAM D & JANET L	6 WASHINGTON STREET	6 WASHINGTON STREET	MENDON	MA	01756
998	11-242-8-0-R	DEHEY KATHRYN A	8 WASHINGTON STREET	8 WASHINGTON STREET	MENDON	MA	01756

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

Abutters List Within 300 feet of Parcel 11/142/37/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
411	8-242-16-0-R	CHENELLE BRENDAN F & CAILIN E	16 WASHINGTON STREET	16 WASHINGTON STREET	MENDON	MA	01756
413	8-242-18-0-R	HASTINGS STREET PLAZA LLC	18 WASHINGTON STREET	P O BOX 444	MENDON	MA	01756-0444
422	8-242-30-0-R	QUIRK JOHN E SR TRUSTEE QUIRK FAMILY REALTY TRUST	30 WASHINGTON STREET	14 PARK STREET	MENDON	MA	01756
770	11-142-28-0-R	28 HASTINGS STREET CORP	28 HASTINGS STREET	46 MISCOE ROAD	MENDON	MA	01756
771	11-142-29-0-R	AMBRO DEVELOPMENT LLC	29 HASTINGS STREET	25 HASTINGS STREET	MENDON	MA	01756
772	11-142-31-0-R	COFFIN PETER & JULIE N	31 HASTINGS STREET	3 OLD SAW MILL ROAD	MENDON	MA	01756
773	11-142-32-0-R	COUNTRY PLAZA LLC	32 HASTINGS STREET	P O BOX 444	MENDON	MA	01756-0444
774	11-142-33-0-R	BUTZ DAVID E	33 HASTINGS STREET	33 HASTINGS STREET	MENDON	MA	01756
775	11-142-35-0-R	HASTINGS STREET PLAZA LLC	35 HASTINGS STREET	P O BOX 444	MENDON	MA	01756-0444
776	11-142-37-0-R	HASTINGS STREET PLAZA LLC	37 HASTINGS STREET	P O BOX 444	MENDON	MA	01756-0444
842	11-178-1-0-R	UXBRIDGE ROAD LLC	1 MILLVILLE STREET	P O BOX 444	MENDON	MA	01756-0444
948	11-236-1-0-R	D FRANCIS MURPHY INSURANCE AGENCY INC	1 UXBRIDGE ROAD	50 MAIN STREET	HUDSON	MA	01749
949	11-236-5-0-R	QUIRK JOHN E JR	5 UXBRIDGE ROAD	14B PARK STREET	MENDON	MA	01756
950	11-236-6-0-R	FINO MATTHEW J & LENA M TRS FINO REALTY TRUST II	6 UXBRIDGE ROAD	21 NORTHBRIDGE STREET	MENDON	MA	01756
951	11-236-8-0-R	LEAHPATRICK LLC	8 UXBRIDGE ROAD	P O BOX 444	MENDON	MA	01756-0444

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
957	11-236-23-0-R	QUIRK JAMES M & JOHN E JR	23 UXBRIDGE ROAD	23 UXBRIDGE ROAD	MENDON	MA	01756
994	11-242-4-0-R	BUTLER DOROTHY M (LE) & TRUDY A BUTLER	4 WASHINGTON STREET	4 WASHINGTON STREET	MENDON	MA	01756
996	11-242-6-0-R	WHITE WILLIAM D & JANET L	6 WASHINGTON STREET	6 WASHINGTON STREET	MENDON	MA	01756
998	11-242-8-0-R	DEHEY KATHRYN A	8 WASHINGTON STREET	8 WASHINGTON STREET	MENDON	MA	01756
1000	11-242-10-0-R	VARTABEDIAN HELEN V TRUSTEE VARTABEDIAN FAMILY TRUST	10 WASHINGTON STREET	10 WASHINGTON STREET	MENDON	MA	01756

<p>8-242-16-0</p> <p>CHENELLE BRENDAN F &amp; CAILIN E 16 WASHINGTON STREET MENDON, MA 01756</p>	<p>8-242-18-0</p> <p>HASTINGS STREET PLAZA LLC P O BOX 444 MENDON, MA 01756-0444</p>	<p>8-242-30-0</p> <p>QUIRK JOHN E SR TRUSTEE QUIRK FAMILY REALTY TRUST 14 PARK STREET MENDON, MA 01756</p>
<p>11-126-1-0</p> <p>ONE EMERSON STREET INC 46 MISCOE ROAD MENDON, MA 01756</p>	<p>11-142-28-0</p> <p>28 HASTINGS STREET CORP 46 MISCOE ROAD MENDON, MA 01756</p>	<p>11-142-29-0</p> <p>AMBRO DEVELOPMENT LLC 25 HASTINGS STREET MENDON, MA 01756</p>
<p>11-142-31-0</p> <p>COFFIN PETER &amp; JULIE N 3 OLD SAW MILL ROAD MENDON, MA 01756</p>	<p>11-142-32-0</p> <p>COUNTRY PLAZA LLC P O BOX 444 MENDON, MA 01756-0444</p>	<p>11-142-33-0</p> <p>BUTZ DAVID E 33 HASTINGS STREET MENDON, MA 01756</p>
<p>11-142-35-0</p> <p>HASTINGS STREET PLAZA LLC P O BOX 444 MENDON, MA 01756-0444</p>	<p>11-178-1-0</p> <p>UXBRIDGE ROAD LLC P O BOX 444 MENDON, MA 01756-0444</p>	<p>11-236-1-0</p> <p>D FRANCIS MURPHY INSURANCE AGENCY INC 50 MAIN STREET HUDSON, MA 01749</p>
<p>11-236-6-0</p> <p>FINO MATTHEW J &amp; LENA M TRS FINO REALTY TRUST II 21 NORTHBRIDGE STREET MENDON, MA 01756</p>	<p>11-236-8-0</p> <p>LEAHPATRICK LLC P O BOX 444 MENDON, MA 01756-0444</p>	<p>11-242-4-0</p> <p>BUTLER DOROTHY M (LE) &amp; TRUDY A BUTLER 4 WASHINGTON STREET MENDON, MA 01756</p>
<p>11-242-6-0</p> <p>WHITE WILLIAM D &amp; JANET L 6 WASHINGTON STREET MENDON, MA 01756</p>	<p>11-242-8-0</p> <p>DEHEY KATHRYN A 8 WASHINGTON STREET MENDON, MA 01756</p>	<p>11-242-10-0</p> <p>VARTABEDIAN HELEN V TRUSTEE VARTABEDIAN FAMILY TRUST 10 WASHINGTON STREET MENDON, MA 01756</p>

**Attachment E**  
**Deeds for Subject Properties**

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 138298
Document Type	: DEED
Recorded Date	: December 31, 2018
Recorded Time	: 01:40:48 PM
Recorded Book and Page	: 59891 / 137
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1120831
Recording Fee (including excise)	: \$6,363.08

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 12/31/2018 01:40 PM  
 Ctrl# 191649 09772 Doc# 00138298  
 Fee: \$6,238.08 Cons: \$1,368,000.00  
 \*\*\*\*\*

Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717



## QUITCLAIM DEED

We, **Dawn Phaneuf and Russell Brown**, each being unmarried, of Milford, Massachusetts and for consideration paid, and in full consideration of **One Million Three Hundred Sixty-Eight Thousand (\$1,368,000.00) Dollars**, grant to **Hastings Street Plaza LLC**, a Massachusetts limited liability company having a principal place of business at 8 Uxbridge Road, P.O. Box 444, Mendon, MA 01756

### *with QUITCLAIM COVENANTS*

The land with the buildings thereon situated on the northwesterly side of Maple Street in Mendon, County of Worcester, Massachusetts, and being Lots 1 and 2 as shown on plan entitled, "Plan of Land in Mendon, Mass., Property of Stanley W. & Grover C. McCaughey, Scale: 1" = 40', September 29, 1966, Schofield Brothers, Registered Land Surveyors, 48 Park Street, Framingham, Mass. & 121 East Main Street, Milford, Mass.", recorded with Worcester District Registry of Deeds, Plan Book 304, Plan 25, and bounded and described as follows:

Southwesterly by land of one Hickmott et ux, 792.62 feet;

Northwesterly by a stone wall at land of one Congdon et ux, 421.85 feet;

Northeasterly by land now or formerly of one Miller et ux, 420.83 feet;

Northwesterly by land of said Miller et ux, 16.50 feet;

Northeasterly again by land now or formerly of said Miller et ux, 469.15 feet; and

Southeasterly by the northern line of said Maple Street, 462.55 feet.

Lot 1 contains 32,200 square feet of land, more or less, according to said plan.

Lot 2 contains 328,137 square feet of land, more or less, according to said plan.

Property Address: 35-37 Hastings Street, Mendon, MA

Subject to pole and wire rights granted to New England Power Company as recited in instrument recorded with said Deeds in Book 2344, Page 178, if same affects the locus.

The grantors hereby state under the penalties of perjury that the property conveyed herein is commercial land and was not the owner occupied principal residence of the grantor's or the grantor's spouse or former spouse.

For title, see deed of Barry A. Phaneuf and Dawn Phaneuf dated September 6, 2012 and recorded with Worcester District Registry of Deeds in Book 49576, Page 52.

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Witness our hands and seals this 27<sup>th</sup> day of December, 2018.

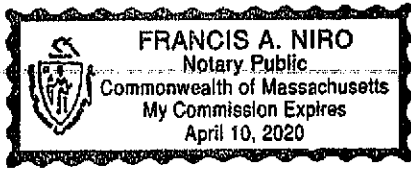
Dawn Phaneuf  
Dawn Phaneuf

Russell Brown  
Russell Brown

**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 27<sup>th</sup> day of December, 2018, before me, the undersigned notary public, personally appeared Dawn Phaneuf, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed.

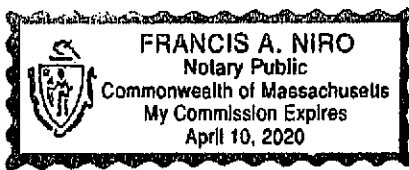


[Signature]  
- Notary Public  
My commission expires:

**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 27<sup>th</sup> day of December, 2018, before me, the undersigned notary public, personally appeared Russell Brown, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.



[Signature]  
-Notary Public  
My commission expires: