

Margaret Bonderenko



## TOWN OF MENDON

TOWN CLERK  
Mendon Town Hall  
20 Main Street  
Mendon, Massachusetts 01756  
Telephone: (508)473-1085 Fax: (508)478-8241

### CERTIFICATE OF NO APPEAL

Petitioner: Andrew J. Fiske  
101 Blackstone St.  
Mendon, MA 01756

Property Owner: Andrew J. Fiske  
101 Blackstone St.  
Mendon, MA 01756

Property Location: 101 Blackstone St.  
Mendon, MA 01756

Recorded: Worcester Registry of Deeds  
June 28, 1995  
Book #17128  
Page# 302

This is to certify that the decision dated June 15, 2017 granting a Variance was duly recorded in the Office of the Town Clerk on June 29, 2017.  
No Notice of Appeal of such approval was filed within twenty (20) days next which ended on July 19, 2017

A true copy. Attest:

Margaret Bonderenko  
Town Clerk  
August 7, 2017

JAMES CARTY - CHAIRMAN  
JOHN VANDERSLUIS  
PATRICK GUERTIN  
SHERRY GRANT - ALT  
LAWNEY TINIO - ALT

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

2017 JUN 29 AM 7:50

TOWN CLERK  
MENDON, MA

**Notice of Decision**  
**Andrew J. Fiske**  
**101 Blackstone Street, Mendon, MA 01756**

**Petition:**

Petition of Andrew J. Fiske, of 101 Blackstone Street, Mendon, MA 01756 requests relief from Article II, Sec. 2.01 and Table 1(a) which requires a min. 200 feet of frontage in a residential zone and min. lot width from frontage to min. building setback 200 feet and (b) driveway shall be wholly contained within said lot being serviced and access within the limits of said lot's frontage on an accepted public. No driveway shall be located closer than 10 feet to any side lot line. Article II, Sec. 2.07 (f)(vi) Setback: Minimum setback from tower to a property line is 1.5 times the overall vertical height of the cell tower. Proposed tower height equals 150 feet (150 x 1.5 equals 225 feet min. setback to property line). The Variance would allow for the 57 acre parcel to be divided into (4) residential lots and a relief in cell tower property line setback to 156.81 feet. The lot is located at 101 Blackstone Street, Mendon, MA and owned by Andrew J. Fiske. Assessor's Map # 16-108-101.

**Hearing:**

A public meeting was scheduled for June 1, 2017 and was postponed to June 15, 2017, after advertising, posting of notice and mailing public hearing notices to abutters. The engineer and the applicant's attorney represented Mr. Fiske and presented a conceptual site plan demonstrating the four lots, distance from lot line to cell tower location and their reasoning for relief. On August 23, 1994 a variance was approved with a condition that no further development of this parcel be allowed unless petitioned by the Board of Appeals. The four lots are segregated and located in the uplands portion of the property. The upland areas are 1500 ft away from the entrance on Blackstone Street. The engineer stated that the applicant seeks a low impact development and will be keeping with the towns' rural character. The wetlands will be crossed in two areas. The applicant plans to setup a homeowners association to maintain the shared driveway. The driveway entrance was discussed. One driveway will be Mr. Fisk's and the other will be shared by the other three lots. The driveway entrance to 101A & 101B was discussed and agreed upon to flare for ease in safety vehicle turn-around. Applicant would like to retain his address as 101 Blackstone Street and the other lots as 101A, 101B & 101C. The cell tower setback discussion was met without any resistance from Board. Mark Crump, of 109 Blackstone Street, was the only abutter present and had no objections of the proposed application.

**Decision:**

John Vandersluis motioned to approve the variance as written in the petition with a condition that the two driveways are separate upon entering from Blackstone Street, and that the driveway entrances for 101A & 101B flare for safety vehicles. The Board is also in support that Mr. Fisk retains his address as 101 Blackstone Street and the other three lots to be addressed as 101A, 101B & 101C respectively. Patrick Guertin seconded the motion, motion passed unanimously.

Copies of this decision with relevant plans are to be filed with the Town Clerk per Massachusetts General Laws and the decision recorded with the Worcester Registry of Deeds.

**Appeals:**

Any person aggrieved by this decision may file an appeal with the court pursuant to M.G.L. Chapter 40A Section 17 within 20 days after date decision with Town Clerk.

Certified by:  
Town of Mendon, Massachusetts  
Zoning Board of Appeals



James P. Carty, Jr.  
Chairman