



ENGINEERING LLC

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www.CivilSiteEngineering.com
SITE PLANNING SEPTIC DESIGN WETLANDS

2022 MAR 23 11:00 AM
RECEIVED

March 22, 2022

Mendon Zoning Board of Appeals
Mendon Town Hall
20 Main Street
Mendon, MA 01756

**RE: Petition for Zoning Variance
20 Hartford Ave West Mendon, MA**

Dear Board Members:

On behalf of our Client, Mr. Randy Smith, we are pleased to submit the enclosed Petition for Zoning Variance for 20 Hartford Ave West, (Parcel ID: 11-141-20). The Applicant is requesting a Zoning Variance from the 200' lot frontage requirement.

Enclosed is the following information:

- 6 Copies of the Zoning Petition Application.
- 6 full-size stamped Zoning Variance Plans.
- A check for the appropriate filing fee.
- Certified abutters list.

Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Bacon".

Margaret Bacon, PE, PWS
Principal

CC:

Randy Smith

Enclosed:

6 Zoning Applications with Plans
Filing Fee \$350.00



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

March 17, 2022

*PROPERTY LOCATION(S): 20 Hartford Avenue West
Mendon, Massachusetts
Assessor's Map #11-141-20*

PROPERTY OWNER(S): J-Mat Realty LLC

*OWNER(S) ADDRESS: 8 Hartford Avenue West
Mendon, MA 01756*

*RECORDED: Worcester Registry of Deeds
December 22, 2020
Book #64051
Page #325*

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

Sincerely,

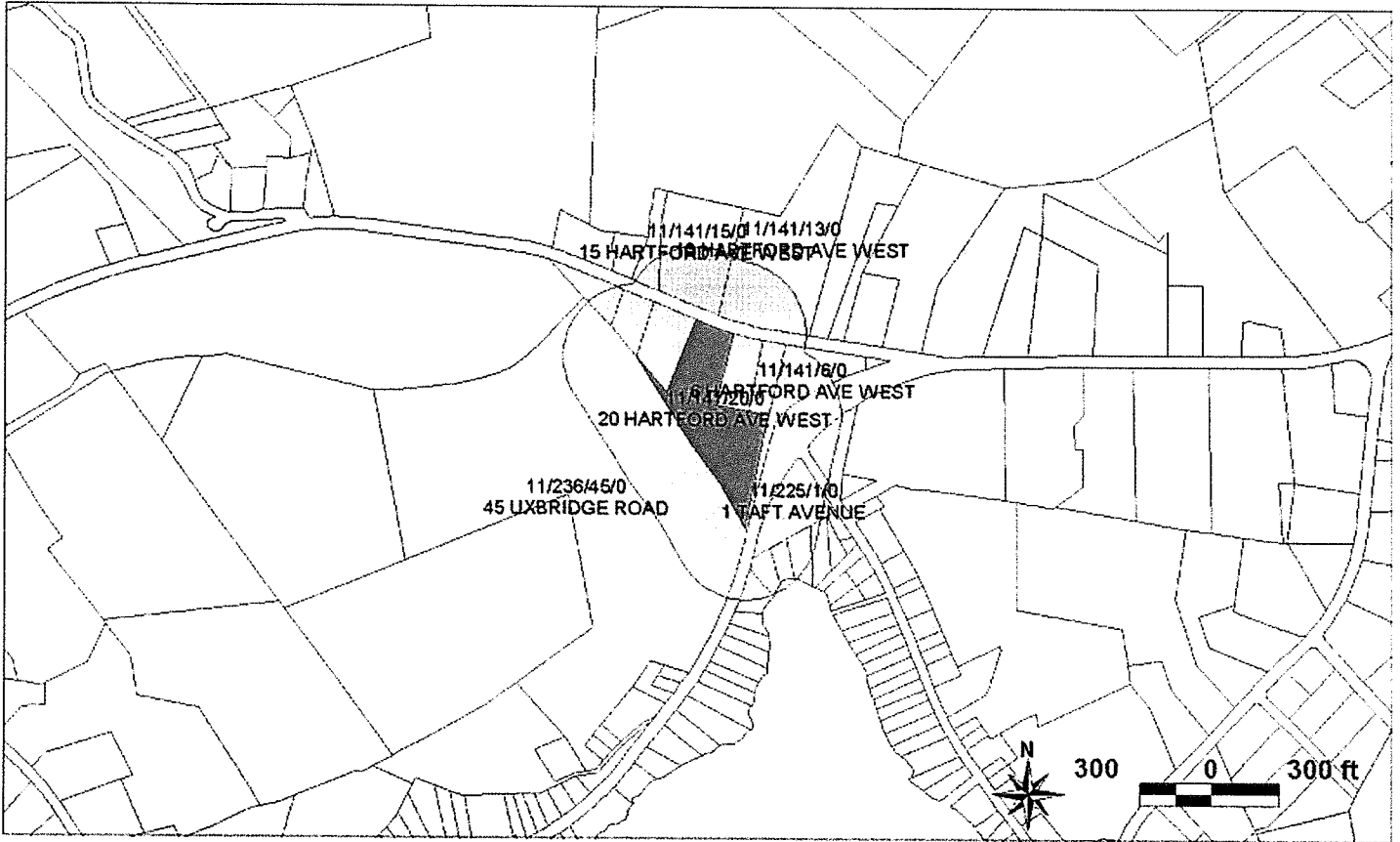
*Jean M. Berthold, MAA
Principal Assessor*

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 11/141/20/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
746	11-141-6-0-R	LEDOUX THEODORE J & MARSHA I.	6 HARTFORD AVE WEST	6 HARTFORD AVE WEST	MENDON	MA	01756
748	11-141-8-0-R	SMITH JESSICA E & RANDY	8 HARTFORD AVE WEST	8 HARTFORD AVE WEST	MENDON	MA	01756
750	11-141-10-0-R	DONGEO INC	10 HARTFORD AVE WEST	10 HARTFORD AVE WEST	MENDON	MA	01756
752	11-141-13-0-R	J-MAT REALTY LLC	13 HARTFORD AVE WEST	8 HARTFORD AVE WEST	MENDON	MA	01756
753	11-141-14-0-R	LAVOIE JAYNE E	14 HARTFORD AVE WEST	14 HARTFORD AVE WEST	MENDON	MA	01756
754	11-141-15-0-R	VALENCA MAXIME & RACHEL	15 HARTFORD AVE WEST	15 HARTFORD AVE WEST	MENDON	MA	01756
755	11-141-16-0-R	J-MAT REALTY LLC	16 HARTFORD AVE WEST	8 HARTFORD AVE WEST	MENDON	MA	01756
760	11-141-16-1-R	J-MAT REALTY LLC	16-1 HARTFORD AVE WEST	8 HARTFORD AVE WEST	MENDON	MA	01756
758	11-141-20-0-R	J-MAT REALTY LLC	20 HARTFORD AVE WEST	8 HARTFORD AVE WEST	MENDON	MA	01756
2682	11-141-23-A-R	UNKNOWN OWNER C/O TOWN HALL	23-A HARTFORD AVE WEST	20 MAIN STREET	MENDON	MA	01756
889	11-225-1-0-R	ARN JOCELYN L	1 TAFT AVENUE	1 TAFT AVENUE	MENDON	MA	01756
941	11-225-67-0-R	PACHECO NELSON & PAULA CICCONI	67 TAFT AVENUE	1 OLD TAFT AVENUE	MENDON	MA	01756
942	11-225-69-0-R	WARD JENNIFER J	69 TAFT AVENUE	3 OLD TAFT AVENUE	MENDON	MA	01756
943	11-225-71-0-E	NIPMUC YACHT CLUB, INC. ATTN: JOHN RICH TREASURER	71 TAFT AVENUE	59 MILLVILLE STREET	MENDON	MA	01756
944	11-225-73-0-R	LAMOTHE LINDA A TRUSTEE LINDA A LAMOTHE FAMILY TRUST	73 TAFT AVENUE	6 OLD TAFT AVENUE	MENDON	MA	01756

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
962	11-236-34-0-R	ROCKWOOD WILLIAM M JR & CAROL A	34 UXBRIDGE ROAD	34 UXBRIDGE ROAD	MENDON	MA	01756
963	11-236-44-0-R	RTE 85 REALTY CORP	44 UXBRIDGE ROAD	8 UXBRIDGE ROAD	MENDON	MA	01756
964	11-236-45-0-R	RTE 85 REALTY CORP	45 UXBRIDGE ROAD	P O BOX 444	MENDON	MA	01756-0444

TOWN OF MENDON
ZONING BOARD OF APPEALS
20 MAIN ST.
MENDON, MA 01756



2022 MAR 29 PM 12:18:54
RECEIVED TOWN CLERK

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 or in the Town Clerk's office.

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

Name: Randy Smith

Address: 8 Hartford Ave West Mendon, MA 01756

Phone: 1-508-889-2598 Alt phone: _____

Email: Randy_Smith82@yahoo.com

Petitioner is: (Check one) Tenant Agent Purchaser

2. OWNER: (If other than petitioner)

Name: Janyce-Ann Mathewson

Address: 11 Providence Street Mendon, MA 01756

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: Margaret Bacon - Civil Site Engineering, LLC

Address: Suite 206, 10 River Rd Uxbridge, MA 01569

Phone: 1-508-779-0018 Alt phone: _____

Email: MBacon@CivilSiteEngineering.com

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.

Signature of Owner or Equitable Owner

4. SUBJECT PROPERTY

Street Address: 20 Hartford Ave West

Assessor's Map 11 Lot # 141-20

Zoning District (Check one) RR GR GB HB

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

Worcester

Book 37582 Page 330

This parcel was originally laid out and recorded on _____

5. NATURE OF RELIEF REQUESTED

Article/Section Article II, Sec. 2.01 of Mendon Zoning By-Laws

Which allows/requires :

A minimum of 200' of frontage on a public way.

The specific relief we/I request is as follows:

The Applicant is requesting that the 200' frontage requirement be reduced to 115.10'.

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.**

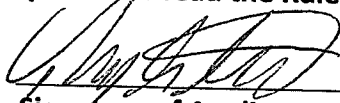
The 3.7 Acre parcel will have only 115.10' feet of frontage due to the abutting properties.

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 Hartford Ave West and to utilize and access the upland areas on this parcel, and minimize wetland impacts and costs, a variance is being requested.

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.

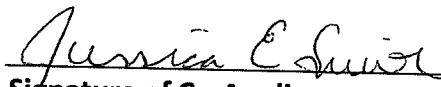
I/we have read the Rules and Regulations of the Mendon Zoning Board of Appeals



Signature of Applicant

3/12/2022

Date



Signature of Co-Applicant

3/12/22

Date

Signature of Owner (if other than applicant)

Date

Signature of Equitable Owner

Date

Documents submitted

<input checked="" type="checkbox"/>	Completed variance application
<input 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 \$ 350.00 received this date.

Ellen D'Agro
Town Clerk

3/23/22
Date