

James P. Carty, Jr. - Chairman  
Patrick Guertin - Member  
John Vandersluis - Member  
Tom Merolli - Alternate  
John D'Amelio - Alternate

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

2021 OCT 14 10:09 AM  
MENDON MA 01756



**Notice of Decision  
60 Uxbridge Rd.**

**Mark L. Benoit - applicant**

**PETITION:**

Mark L. Benoit of 60 Uxbridge Rd. Mendon, MA requests a Variance - relief from Article II, Sec. 2.01 of the Zoning Bylaws which requires a 20 ft. setback from side lot lines and a 50 ft. setback from the front lot line. The Petitioner requests a variance of front setback from 50 ft. down to 9 ft. and a side setback from 20 ft. down to 4 ft. The property is located at 60 Uxbridge Rd. Assessor's Maps # 11-236-60.

**HEARING:**

A public hearing was held on August 5, 2021, after advertising, posting, and mailing notices to parties of interest. Board members James Carty, Patrick Guertin, John Vandersluis, Tom Merolli (alternate) and John D'Amelio (alternate) were present at the hearing. Mr. Benoit represented himself.

Mr. Benoit presented a plan which combined 54 Uxbridge Rd. with 58 Uxbridge Rd. and redrawn property lines for 60 Uxbridge Rd. Mr. Benoit owns all three parcels. Mr. Benoit wants to build a garage in the front of his property which will require relief from the front and side setbacks. After discussion, the Board continued the hearing until September 9, 2021. They asked the applicant to provide plans that included all dimensions of abutters and the garage.

The continued hearing was held on September 9, 2021. The Board asked the applicant to consider moving the building back off the road and turn it on the property. The hearing was continued until October 14, 2021.

The continued hearing was held on October 14, 2021. The applicant presented a plan which reduced the size of the garage and moved it back an additional 6 ft.

Abutters expressed concern over the size of the building, the proximity to the roadway, the hardship expressed, and the effects the building would have on runoff.

**DECISION:**

After discussing abutters concerns, a motion was made by J. D'Amelio, seconded by P. Guertin to grant the Variance as amended. The motion passed unanimously.

Appeals, if any, from this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and shall be filed within twenty (20) days after the date of filing this decision in the Office of the Town Clerk.

This decision shall not take effect until a copy bearing the certificate of the Town Clerk that twenty (20) days have elapsed after the decision has been filed in the Office of the Town Clerk and no appeal has been filed, (or that if such appeal has been filed that it has been dismissed or denied), and is recorded in the Worcester County Registry of Deeds, in accordance with the provisions of Massachusetts General Laws, Chapter 40A, Sections 11 and 15.

Copies of this decision will be filed with the Town Clerk as specified in Massachusetts General Laws, Chapter 40A, Section 11.

CERTIFIED BY:  
TOWN OF MENDON, MA  
ZONING BOARD OF APPEALS



James P. Carty, Jr., Chair

Mendon Zoning Board of Appeals