

Ellen S Agro



Bk: 66808 Pg: 288  
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# TOWN OF MENDON

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

## CERTIFICATE OF NO APPEAL

**Petitioner:** Chad Labastie  
5 Loyalist Dr.  
Uxbridge, MA 01569

**Property Owner:** Philip A. & Madeline R. Labastie  
9 Thornton St.  
Mendon, MA 01756

**Property Location:** 5 Thornton St.  
Mendon, MA 01756

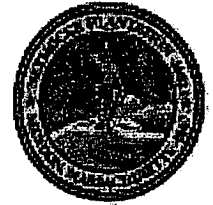
**Recorded:** Worcester Registry of Deeds  
Book #06672 Pg. #316

This is to certify that the Mendon Zoning Board of Appeals decision dated July 8, 2021 granting a Variance was duly recorded in the Office of the Town Clerk on July 20, 2021. No Notice of Appeal of such approval was filed within twenty (20) days next which ended on August 9, 2021.

A true copy. Attest:

Ellen Agro  
Town Clerk  
August 9, 2021

2021 JUL 20 PM 1:57:36  
RECEIVED TOWN CLERK



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**

**Notice of Decision  
5 Thornton St.**

**Chad Labastie - applicant**

**PETITION:**

Chad Labastie of 5 Loyalist Dr. Uxbridge, MA 01569 requests a Variance - relief from Article II, Sec. 2.01 of the Zoning Bylaws which requires minimum frontage of 200 ft. for a residential single-family lot. The Petitioner requests a variance on frontage from 200 ft down to 163.53 ft. The property is located at 5 Thornton St. Assessor's Map # 10-228-5.

**HEARING:**

A public hearing was held on July 8, 2021 after advertising, posting, and mailing notices to parties of interest. Board members John Vandersluis, Patrick Guertin (acting as Chair), Tom Merolli (alternate) and John D'Amelio (alternate) were present at the hearing. Chairman James Carty was absent. Mr. Labastie was represented by Byron Andrew of Andrews Survey and Engineering, Inc.

Mr. Andrews presented a plan which combined 5 Thornton St. with Parcel A in the rear to create a conforming lot size. The new lot now needs a variance from frontage requirements down to 163.53 ft.

Mr. Vandersluis stated that he had no issue with this since all other dimensions will meet zoning requirements. Mr. Guertin and Mr. Merolli concurred that they had no issues with the application.

**DECISION:**

A motion was made by T. Merolli to grant the Variance as written. J. Vandersluis seconded, 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

  
John Vandersluis

Mendon Zoning Board of Appeals

ATTEST: WORC. Kathryn A. Toomey, Register