

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: Mark Benoit
46 Brandy Lane
Uxbridge, MA 01569

Property Owner: Mark L. & Patricia E. Benoit
46 Brandy Lane.
Uxbridge, MA 01569

Property Location: 60 Uxbridge Rd.
Mendon, MA 01756

Recorded: Worcester Registry of Deeds
January 22, 2014
Book #51967
Page# 84

This is to certify that the decision dated January 15, 2015 granting a Variance and a Special Permit was duly recorded in the Office of the Town Clerk on January 26, 2015 at 2:03PM.

No Notice of Appeal of such approval was filed within twenty (20) days next which ended on Feb. 15, 2015

A true copy. Attest:

Margaret Bonderenko -
Town Clerk
February 24, 2015

JAMES CARTY – CHAIRMAN
JOHN VANDERSLUIJS
PATRICK GUERTIN
SHERRY GRANT – ALT

TOWN OF MENDON

ZONING BOARD OF APPEALS
20 Main Street
Mendon, Massachusetts 01756

2015 JAN 26 PM 2: 03

TOWN CLERK
MENDON, MA

Notice of Decision
Mark Benoit
60 Uxbridge Road
Mendon, MA 01756

Petition:

Petition of property owner Mark Benoit, 46 Brandy Lane, Uxbridge MA 01569 requests relief from Article II, Sec. 2.01(a), Table 1 of the Mendon Zoning Bylaws requiring a (20) ft side setback and Article III, Sec. 3.01(d)(iv) requiring that no building shall be reconstructed to an extent greater than 50 % of its area. The applicant requests a Variance to allow a minimum side setback of 3.4 feet and to allow a building to be reconstructed to an extent of 157% greater than its area. The applicant also requests a Special Permit pursuant to Article III, Sec. 3.01(d) iii which allows the Board of Appeals to authorize the alteration, enlargement, or reconstruction of a non-conforming building. The property is located at 60 Uxbridge Road, Mendon, MA. Assessor's Map 11-236-60.

Hearing:

A public meeting was held on December 17, 2014 and continued January 15, 2015, after advertising, posting of notice and mailing public hearing notices to abutters.

The engineer presented a conceptual site plan demonstrating a parcel of property with a depiction of the proposed new house location. The existing house will be demolished and a new house, but larger, will be constructed in the same location on the property. The engineer stated that the home will be 157 % larger requiring a Special Permit and requiring a Variance due to the side lot which will remain the same as the pre-existing house at 3.4 feet.

The engineer states that due to a large piece of ledge on the property, the petitioner is unable to build a house without being within the side setback. This causes a unique condition pertaining to this lot as it is a pre-existing non-conforming lot with an existing structure. The new structure will walk in at ground level with a walk-out basement.

Board would like to perform a site walk individually as the plans presented did not indicate footage to abutting properties and houses.

Decision:

John Vandersluis motioned to approve the Variance and Special Permit as submitted on drawn plans. Sherry Grant seconded the motion, motion passed unanimously by the Board.

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

Margaret Bonderenko



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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: Mark Benoit
60 Uxbridge Rd.
Mendon, MA 01756

Property Owner: Mark L. & Patricia E. Benoit
60 Uxbridge Rd.
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Property Location: 60 Uxbridge Rd.
Mendon, MA 01756

Recorded: Worcester Registry of Deeds
January 22, 2014
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Page# 84

This is to certify that the decision dated November 17, 2016 granting a Variance was duly recorded in the Office of the Town Clerk on December 1, 2016.
No Notice of Appeal of such approval was filed within twenty (20) days next which ended on December 20, 2016

A true copy. Attest:

Margaret Bonderenko
Town Clerk
Dec. 29, 2016

James P. Carty, Jr. - Chairman
John Vandersluis
Patrick Guertin
Sherry Grant - Alt
Lawney Tinio - Alt

**Town of Mendon
20 Main Street
Mendon, MA 01756**

2016 DEC -1 AM 9:49

TOWN CLERK
MENDON, MA

**Notice of Decision
60 Uxbridge Road**

**Applicant: Mark Benoit
60 Uxbridge Road
Mendon, MA 01756**

Petition:

Petition of property owner, Mark Benoit, 60 Uxbridge, Mendon MA, requests relief from Article II, Sec. 2.01, of the Mendon Zoning Bylaws which requires a minimum side setback for a detached accessory over 200 SF at 20 ft side and rear setback and a 50 ft setback from front. The applicant seeks a Variance from Section 2.01, to allow a detached shed measuring 288 SF with a setback of 3.4 ft from side lot and 20 ft from front lot. The lot is located at 60 Uxbridge Road, Mendon, MA. Assessor's Map # 11-236-60.

Hearing:

A public meeting was held on November 17, 2016, after advertising, posting of notice and mailing public hearing notifications to the abutters. The petitioner addressed the Board and stated that he would like to have a shed delivered to his property measuring 12'x24'. The only location to place the shed is 3.4 feet from left side property and 20 feet from front of property due to ledge on the property.

No opposition from the audience was witnessed nor voiced.

Decision:

After discussion, John Vandersluis motions to approve the variance as written and approve the side and front setbacks as stated. Motion was seconded by Patrick Guertin, motioned passed unanimously by the Board and the hearing was closed.

Copies of this decision with relevant plans are to be filed with the Town Clerk per Massachusetts General Laws and the decision is to be 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