

August 27, 2021

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

**RE: Petition for Zoning Variance
65 & 65A Millville St. Mendon MA**

Dear Board Members:

On behalf of our Client, Mr. Robert Caron, we are pleased to submit the enclosed Petition for Zoning Variance for 65 & 65A Millville Road, (Parcel ID: 16-178-65 & 65A). The Applicant is requesting a Zoning Variance from the 200' lot frontage requirement. The Applicant is also proposing a shared driveway to avoid wetland impacts adjacent to Millville Road.

Enclosed is the following information:

- 11 Copies of the Zoning Petition Application
- 11 full-size stamped Zoning Variance Plans.
- A check for the appropriate filing fee.
- Certified abutters list for both Lot 65 & 65A

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

Sincerely,


Margaret Bacon, PE, PWS
Principal

CC:
Robert Caron

Enclosed:
11 Zoning Applications with Plans
Filing Fee \$250.00

Subject Property:

TOWN CLERK'S STAMP

TOWN OF MENDON
BOARD OF APPEALS

P.O. Box 2
Mendon, MA 01756

Petition for Zoning Variance

under M.G.L. Ch. 40A, § 10 and Mendon Zoning By-Laws Section IX, item 2

This application form must be completed, signed and submitted with the filing fee by the petitioner or his/her representative in accordance with the Board's rules and regulations as supplied with this application by the Town Clerk.

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

Name: Robert Caron

Address: 65 Millville St Mendon, MA 01756

Telephone #: Days: _____ Evenings: _____

Petitioner is Owner Tenant Agent/Attorney

Purchaser on a purchase and sales agreement.

2. **OWNER:** if other than petitioner:

Name: _____

Address: _____

Telephone #: Days: _____ Evenings: _____

3. **REPRESENTATIVE AUTHORIZATION:**

If someone other than owner or equitable owner (purchaser on a purchase and sales agreement) is the petitioner, the owner or equitable owner must designate such representative below:

Name of Representative: Margaret Bacon - Civil Site Engineering, LLC

Address of Representative: PO Box 248 Douglas, MA 01516

Telephone #: Days: 508-779-0018 Evenings: 508-779-0018

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



Must be signed by Owner or Equitable Owner

3. SUBJECT PROPERTY:

Street Address 65A Millville St

Assessor's Map: 16 Lot # 178-65-A Zoning District R-R

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

Worcester

Deed Recording: Book 7180 Page 240

This parcel was originally laid out and recorded on 02/27/1981

4. NATURE OF RELIEF REQUESTED:

Variance from article/section Article II, Sec. 2.01 of the Mendon Zoning By-Laws,

Which requires

A minimum of 200' of frontage on a public way

The specific relief I/we request is described as follows: _____

The Applicant is requesting that the 200' frontage requirement be reduced to 46.9'

5. EVIDENCE TO SUPPORT GRANT OF VARIANCE

(ref: M.G.L. Chap. 40A, § 10):

A. Describe/demonstrate *unique /peculiar soil conditions, shape, or topography of subject property. Describe how these unique/peculiar conditions especially affect only the land or structure(s) in question, how they are unique to the subject property, and do not affect generally the zoning district in which it is located.*


The proposed 3.2 Acre parcel will have only 46.96' feet of frontage. Also due to wetlands along the frontage of this parcel a shared driveway is being requested to avoid wetland impacts.

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 Millville Road and to utilize and access the upland areas on this parcel, and minimize wetland impacts and costs, a variance is being requested along with approval for a shared driveway.

I /we hereby certify under the pains and penalty of perjury that the information contained in this Application is true and complete and that 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 received a copy of the Rules and Regulations of Mendon Zoning Board of Appeals.

 6-8-2021
Signature of Applicant Date

Signature of Co-Applicant Date

Signature of Owner if other than Applicant Date

Signature of Equitable Owner Date

OFFICE OF TOWN CLERK MENDON, MASSACHUSETTS

Exhibits submitted:

- Variance Application completed
- Owner authorizations completed.
- 11 Copies of Site Plan (per Board Rules & Regulations)
- Certified Abutters List from Assessors' Office(s)
- Copy of Deed for subject Property
- Copy of Building Permit Application and/or any correspondence from Building Dept.
- Copy of any previous decisions on Special Permits or Variances for the subject property
- Soil / geological studies, topographical maps, other documentation to support petition

Petition, Application, or Appeal herein, including required documents listed under the Rules and Regulations of the Mendon Zoning Board of Appeals, and filing fee of \$ 250.00 received this date.

Town Clerk Date

Key: 1515

Town of MENDON - Fiscal Year 2022 Preliminary

8/19/2021 4:05 pm SEQ #: 1,784

CURRENT OWNER		PARCEL ID		LOCATION	
CARON ROBERT E JR & LYNNE B P O BOX 172 MENDON, MA 01756-0172		16-178-95-0		65 MILLVILLE STREET	
TRANSFER HISTORY		DOS		T	
CARON ROBERT E JR &		04/02/1979		XX	
CLASS		CLASS%		DESCRIPTION	
1010		100		SINGLE FAMILY	
PMT NO		PMT DT		TY	
				10 CR NON GROWT	
AMOUNT		DESC		INSP	
				07/01/2004	
BY		DM		1st %	
1		0		100	
BN ID		BN		CARD	
		1		1 of 1	

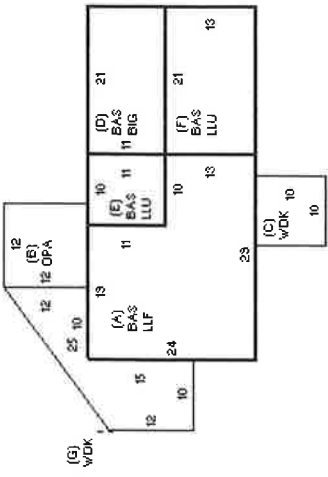
CD	T	AC/SF/UN	Nbhd	Intf1	Intf2	Intf3	Lpl	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	2	1.00	02	1.00	A	1.00	58	137,710
300	A	3,093	2	1.00	05	0.95	A	1.00	ELP	9,110

TOTAL	4.470 Acres	ZONING	1	FRNT	246
Nbhd	NEIGH 2	N SMALL AREAS OF LEDGE			
Intf1	2 % BAD				
Intf2	AVERAGE				
ASSESSED	CURRENT	PREVIOUS			
LAND	146,800	142,400			
BUILDING	281,900	225,800			
DETACHED	9,300	8,500			
OTHER	0	0			
TOTAL	418,000	376,700			

PHOTO 06/16/2011



BLDG COMMENTS
HOUSE SET BACK FROM STREET
MAILING ADDRESS IS 61/ SHED = NV / DECK
IRREG. SHAPE



BUILDING	CD	ADJ	DESC	MEASURE	6/16/2011	BW
MODEL	1		SINGLE FAMILY	LIST	6/16/2011	BW
STYLE	2	1.30	RAISED RANCH (100%)	REVIEW	6/27/2011	JMB
QUALITY	A	1.00	AVERAGE (100%)			
U FRAME	1	1.00	WOOD FRAME (100%)			

YEAR BLT	1979	SIZE ADJ	1,010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,786	DETAIL ADJ	1,000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$188	OVERALL	1,320	EXT. COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1			ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6			FLOOR COVER	3	WW CARPET	1.00
BEDROOMS	3			INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2			HEATING/COOL	2	HOT WATER	1.02
FIXTURES	6			FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	1			CONDO NAF	0		1.00
% BSMT FIN	0						
# 1/2 BATHS	0						
# OF UNITS	1						

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN
A	LLF	L	LOWER LEVEL FIN	566	1979	143.52	84,101	335,739
+	BAS	L	BASE AREA	1,200	1979	156.68	186,019	
B	OPA	N	OPEN PORCH	144		41.60	5,980	
+	W&K	N	WOOD DECK	340		32.93	11,186	
D	BIG	N	BUILT-IN GARAGE	231		38.75	8,952	
+	LLU	N	LOWER LEVEL UNF	393		76.15	29,166	

EFF. YR/AGE	1981 / 39
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD
RCNLD	\$281,900

Key: 1538

Town of MENDON - Fiscal Year 2022 Preliminary

8/19/2021 4:05 pm SEC #: 1,785

CURRENT OWNER		PARCEL ID		LOCATION		CLASS		CLASS%		DESCRIPTION		BN ID		BN		CARD	
CARON ROBERT E JR & LYNNE B P O BOX 172 MENDON, MA 01758-0172		16-178-65-A		65-A MILLVILLE STREET (OFF)		1320		100		RES VAC UNDEV.						1 of 1	
TRANSFER HISTORY		DOS		T		SALE PRICE		BK-FG (Cmt)		AMOUNT		INSP		BY		%	
CARON ROBERT E JR &		02/27/1981		XX		7180-240											

CD	T	ACSF/UN	Nbrd	Imp1	Imp2	Adj Base	SAF	Imp3	Lpl	VC	CREDIT AMT	ADJ VALUE
300	A	2,510	2	1.00	A	1.00	A	1.00	ELP	1.00		7,950

TOTAL	2.510	Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbrd	NEIGH 2						LAND	8,000	7,700
Imp1	AVERAGE		N REAR PARCEL / PORTION OF SMALL POND REAR				BUILDING	0	0
Imp2	AVERAGE						DETACHED	0	0
							OTHER	0	0
							TOTAL	8,000	7,700

TY	QUAL	COND	DIM/NOTE	Y8	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING MODEL	CD	ADJ	DESC	MEASURE LIST REVIEW

YEAR BLT	NET AREA (\$NLA/RCH)	SIZE ADJ DETAIL ADJ OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	Y8	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD	

EFF YR/AGE	COND	FUNC	ECON	DEPR	RCNLD	% GD

D E T A C H E D

B U I L D I N G

I L D I N G

We, Paul J. Grant and Elizabeth Wojnowski, both

of Mendon Worcester County, Massachusetts,

, for the full consideration of \$2500.00 paid

grant to Robert E. Caron, Jr. and Lynne B. Caron, husband and wife, as tenants by the entirety, and not as tenants in common,

of 61 Millville Rd., Mendon, Massachusetts

with quitclaim covenants ~~and~~

A certain parcel of land situated off the westerly side of Millville Rd. in said Mendon and shown as Lot 6 on a plan entitled "Plan of Land in Mendon, Mass. owned by William Grant Estate Scale: 1"=60' December 12, 1980 Shea Engineering & Surveying Company Mendon, Massachusetts," recorded in Worcester District Registry of Deeds, Plan Book 484 Plan 31 and bounded and described on said plan as follows:

On the easterly side by land formerly of Paul J. Grant et al and now of Robert A. Larson et ux, 388.69 feet;

On the southerly side by part of Lot 4, 312.86 feet;

On the westerly side by land of Henry Corcoran et al, 301.99 feet;

On the northerly side by land of Robert E. Caron, Jr. et ux consisting of two courses, 125.06 feet, and 237.07 feet, respectively:

Consisting of 109,059 square feet.

It is understood and agreed that no right of way exists or is created from said premises to Millville Road over remaining land of the grantors because the grantees, their heirs and assigns have and agree to use all access to and from said granted premises over contiguous land they own abutting said granted premises to public way or ways.

Said granted premises being part of the same premises conveyed by Alanson Freeman to William Grant by two deeds dated August 24, 1925 (1 Acre) and deed dated May 5, 1928 (16.5 Acres), both deeds recorded in Worcester District Registry of Deeds, Book 2480, Page 44, the grantors being unable to determine whether the deed dated August 24, 1925 is included in the granted premises. Also see probate of the Estate of William Grant. Worcester Probate Court, Paul J. Grant, Executor, appointed June 14, 1972, Docket #253386.

Also see perimeter plan entitled "Land of William Grant Estate Mendon, Mass., Dec. 9, 1979, Scale 1"=60' John R. Andrews Jr., Uxbridge Mass. Registered Land Surveyor, recorded in said registry, Plan Book 480, Plan 94.

GRANTEE(S) ADDRESS:

W.A.W.
COMMONWEALTH OF MASSACHUSETTS
RECEIVED
FEB 27 1981
05.70

Executed as a sealed instrument this 26th day of February 19 81

<u>William A. Murray</u>	<u>Paul J. Grant</u>
<u>T. Ball</u>	<u>Elizabeth Wojnowski</u>
_____	_____
_____	_____

The Commonwealth of Massachusetts

Worcester ss. February 26, 19 81

Then personally appeared the above named Paul J. Grant and Elizabeth Wojnowski

and acknowledged the foregoing instrument to be their free act and deed, before me

William A. Murray
 WILLIAM A. MURRAY Notary Public
 My commission expires March 31 19 83

Recorded FEB 27 1981 at 11 h 36 m AM

I, LOUIS C. TUSINO, Trustee of Ponbrooke Realty Trust under a Declaration of Trust dated February 26, 1975, recorded Worcester District Registry of Deeds Book 5684, Page 267 and as amended in xxx Book 5808, Page 152, of Milford, Worcester County, Massachusetts

~~hereby~~, for consideration paid, and in full consideration of ----\$24,000.00-----

grants to ROBERT E. CARON, JR., and LYNNE B. CARON, husband and wife, * as tenants by the entirety and not as tenants in common, both of 10 Purdue Drive, in said Milford, with quitclaim covenants

~~therein~~

~~XXXXXXXXXXXXXXXXXXXX~~

A certain parcel of land, with any buildings thereon, situated on the westerly side of Millville Road, in Mendon, said Worcester County, and being shown on plan entitled "Land of Henry F. Corcoran, Mendon, Mass. July 15, 1976. Scale - 1" = 80' John R. Andrews, Jr., Registered Land Surveyor", to be filed herewith in Plan Book 462, Plan 10, and being bounded and described as shown on said plan as follows:

Beginning at the northeasterly corner of the granted premises at an iron pin in the westerly line of Millville Road;

THENCE southerly by the westerly line of Millville Road, 246.96 feet to a point;
 THENCE S. 79° 56' 50" W., 537.86 feet to a drill hole;
 THENCE S. 80° 26' 50" W., 124.86 feet to an iron pin, the last two courses being by land now or formerly of one Grant;
 THENCE N. 33° 26' 50" E., 274.08 feet to an iron pin;
 THENCE N. 13° 32' 50" E., 170.37 feet to a drill hole;
 THENCE N. 33° 02' 50" E., 152.48 feet to an iron pin;
 THENCE N. 34° 59' 04" E., 218.53 feet to an iron pin, the last four courses being by land now or formerly of one Armstrong;
 THENCE N. 85° 12' 50" E., 128.18 feet by land now or formerly of one Alger, to an iron pin;
 THENCE S. 5° 53' 50" W., 60 feet to an iron pin;
 THENCE S. 84° 37' 18" W., 100.71 feet to a stone bound;
 THENCE S. 3° 50' 20" W., 150.55 feet to an iron pin, the last three courses being by land now or formerly of one Tycks;
 THENCE S. 85° 06' 20" W., 63.00 feet to a drill hole;
 THENCE S. 2° 38' 10" E., 150.00 feet to a drill hole;
 THENCE N. 85° 06' 20" E., 270.00 feet to an iron pin at the point of beginning, the last three courses being by land now or formerly of one Halsing.

Containing 4.47 Acres more or less according to said plan.

Said premises are granted subject to flowage and riparian rights in the brook; and subject to pole and wire rights granted Worcester Suburban Electric Company.

Being the same premises conveyed to me by Deed of Henry F. Corcoran dated October 28, 1976, recorded with said Deeds, Book 6062, Page 367.

Witness my hand and seal this 22nd day of March 1979

PENBROOKE REALTY TRUST
By: Louis C. Tusino
Trustee aforesaid OF
PENBROOKE REALTY TRUST

APR 2 1979
095450
307-227
COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
RECORDS SECTION
54.72
LET XMDA

The Commonwealth of Massachusetts

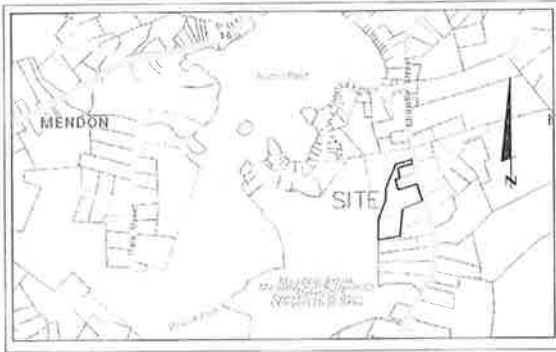
WORCESTER ss. March 22, 1979

Then personally appeared the above named Louis C. Tusino, Trustee
as aforesaid

and acknowledged the foregoing instrument to be his free act and deed, before me

Gordon A. Shaw
Gordon A. Shaw Notary Public -XXXXXXXXXX
My Commission Expires April 27, 1984

Recorded APR 2 1979 at 10:55 AM



LOCUS NTS

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
MENDON - PLANNING BOARD

VARIANCE FOR REDUCED LOT FRONTAGE
MENDON - ZONING BOARD

BEING A MAJORITY:

DATE :

DATE :
PLANNING BOARD ENDORSEMENT DOES NOT NECESSARILY MEAN THAT THIS PLAN CONFORMS TO THE CURRENT ZONING REQUIREMENTS

PLAN REFERENCES

1. PLAN BOOK 281, PLAN 123
2. PLAN BOOK 462, PLAN 10
3. PLAN BOOK 484, PLAN 31
4. PLAN BOOK 480, PLAN 94

DEED REFERENCES:

1. DEED BOOK 669, PAGE 87
2. DEED BOOK 36520, PAGE 258
3. DEED BOOK 7180, PAGE 240

TOWN OF MENDON ZONING RESIDENCE DISTRICT RR (ONE FAMILY DWELLING)

1. MIN LOT AREA: 80,000 S.F.
2. MIN LOT FRONTAGE: 200 FEET
3. MIN FRONT YARD SETBACK: 50 FEET
4. MIN SIDE SETBACK: 20 FEET
5. MIN REAR SETBACK: 20 FEET

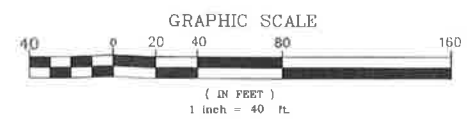
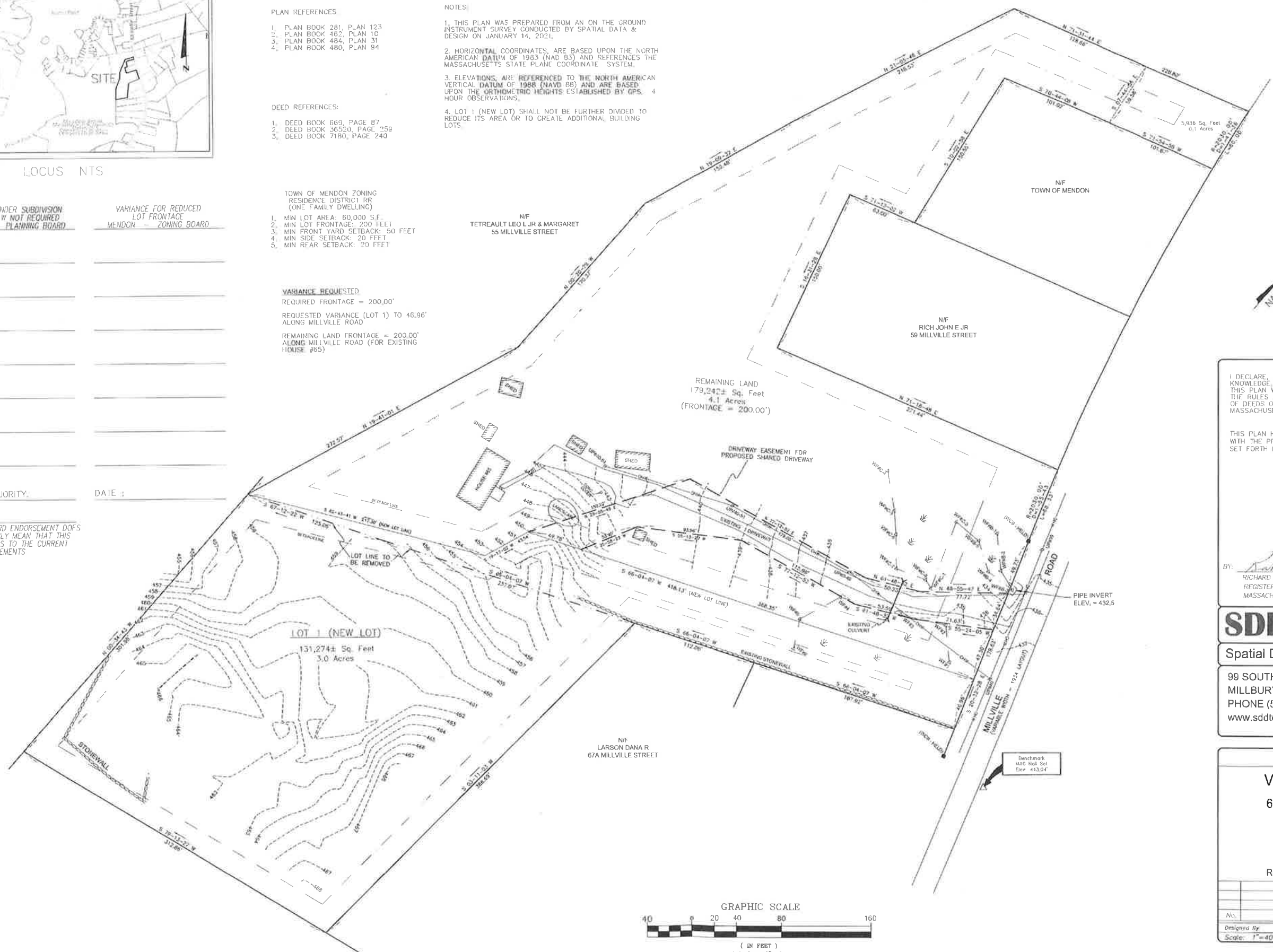
VARIANCE REQUESTED

REQUIRED FRONTAGE = 200.00'
REQUESTED VARIANCE (LOT 1) TO 46.96' ALONG MILLVILLE ROAD
REMAINING LAND FRONTAGE = 200.00' ALONG MILLVILLE ROAD (FOR EXISTING HOUSE #65)

NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY CONDUCTED BY SPATIAL DATA & DESIGN ON JANUARY 14, 2021.
2. HORIZONTAL COORDINATES ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND REFERENCES THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON THE ORTHOMETRIC HEIGHTS ESTABLISHED BY GPS, 4 HOUR OBSERVATIONS.
4. LOT 1 (NEW LOT) SHALL NOT BE FURTHER DIVIDED TO REDUCE ITS AREA OR TO CREATE ADDITIONAL BUILDING LOTS.

FOR REGISTRY USE



I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS SET FORTH IN 250 CMR 6.0.



BY: *Richard F. Gossein*
RICHARD F. GOSSEIN
REGISTERED PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS REGISTRATION NUMBER 37047

SDD
Spatial DATA & Design
99 SOUTH MAIN STREET
MILLBURY, MA 01527
PHONE (508) 277-6735
www.sddteam.com

PLAN OF LAND
VARIANCE PLAN
LOCATED AT
65 MILLVILLE ROAD
IN
MENDON, MA
MAP 178, LOT 65
PREPARED FOR
ROBERT & LYNNE CARON

No.	Revision	Date	App.

Designed By: _____ Drawn by: PHM Checked by: RFG
Scale: 1"=40' Date: JUNE 11, 2021



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

August 12, 2021


*PROPERTY LOCATION(S): 65 Millville Street
Mendon, Massachusetts
Assessor's Map #16-178-65*

PROPERTY OWNER(S): Robert E. Jr. & Lynne B. Caron

*OWNER(S) ADDRESS: P. O. Box 172
Mendon, MA 01756*

*RECORDED: Worcester Registry of Deeds
April 2, 1979
Book #6699
Page #87*

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

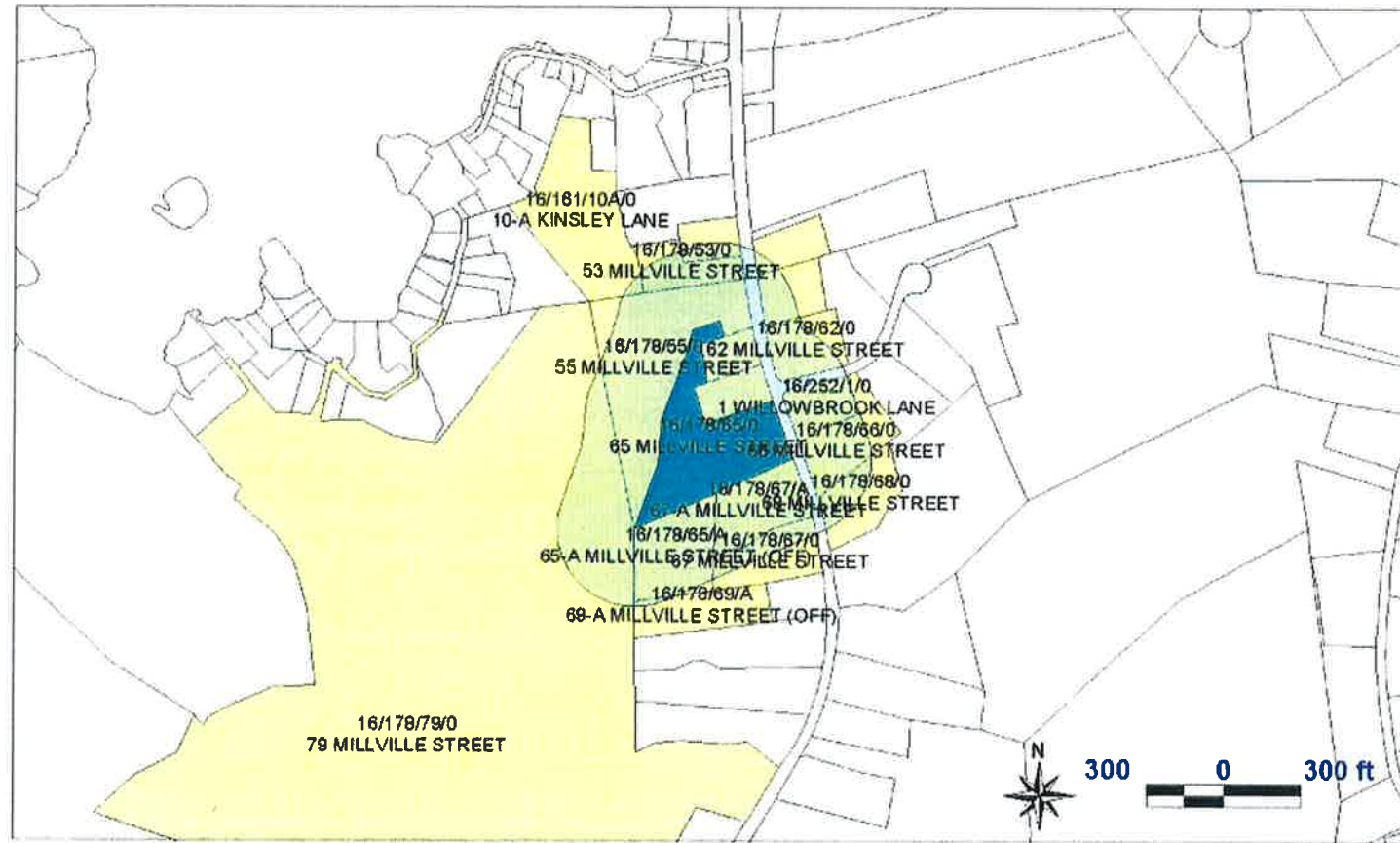
Sincerely,

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 16/178/65/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1500	16-161-10A-0-R	PALMER WILLIAM PAULINE L	10-A KINSLEY LANE	10 KINSLEY LN	MENDON	MA	01756
1504	16-178-51-0-R	DEGAETANO PIETRO J	51 MILLVILLE STREET	51 MILLVILLE STREET	MENDON	MA	01756
1506	16-178-53-0-R	RISTAINO JOHN F ROSA A	53 MILLVILLE STREET	53 MILLVILLE STREET	MENDON	MA	01756
1507	16-178-54-0-R	BURNELL GARY J	54 MILLVILLE STREET	54 MILLVILLE STREET	MENDON	MA	01756
1508	16-178-55-0-R	TETREAULT LEO L JR & MARGARET	55 MILLVILLE STREET	55 MILLVILLE STREET	MENDON	MA	01756
1510	16-178-58-0-R	ANDERSON KEVIN A & CHRISTINA M	58 MILLVILLE STREET	58 MILLVILLE STREET	MENDON	MA	01756
1511	16-178-59-0-R	RICH JOHN E JR KATHRYN E	59 MILLVILLE STREET	59 MILLVILLE STREET	MENDON	MA	01756
1512	16-178-61-0-E	TOWN OF MENDON	61 MILLVILLE STREET	20 MAIN STREET	MENDON	MA	01756-0002
1513	16-178-62-0-R	GRANT PAUL J & MAYBELLE M TRST PAUL J & MAYBELLE GRANT IR TRT	62 MILLVILLE STREET	C/O DEBRA LAUCIS 19 RIVER STREET	UPTON	MA	01568
1515	16-178-65-0-R	CARON ROBERT E JR & LYNNE B	65 MILLVILLE STREET	P O BOX 172	MENDON	MA	01756-0172
1538	16-178-65-A-R	CARON ROBERT E JR & LYNNE B	65-A MILLVILLE STREET (OFF)	P O BOX 172	MENDON	MA	01756-0172
2920	16-178-66-0-R	GRANT CRAIG A & MICHELLE L	66 MILLVILLE STREET	66 MILLVILLE STREET	MENDON	MA	01756
1517	16-178-67-0-R	LARSON ROBERT A & GAIL D (LE)& DANA & KEVIN LARSON	67 MILLVILLE STREET	67 MILLVILLE STREET	MENDON	MA	01756
1539	16-178-67-A-R	LARSON DANA R	67-A MILLVILLE STREET	67A MILLVILLE STREET	MENDON	MA	01756
1518	16-178-68-0-R	ADAMS RICHARD E & JILL E	68 MILLVILLE STREET	68 MILLVILLE STREET	MENDON	MA	01756

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1540	16-178-69-A-R	GONCALVES LUCINDA C	69-A MILLVILLE STREET (OFF)	PO BOX 316	MENDON	MA	01756
1525	16-178-79-0-E	TOWN OF MENDON	79 MILLVILLE STREET	20 MAIN STREET	MENDON	MA	01756
1516	16-252-1-0-R	IADAROLA BARRY A & JUNE M	1 WILLOWBROOK LANE	1 WILLOWBROOK LANE	MENDON	MA	01756

16-161-10A-0

PALMER WILLIAM
PAULINE L
10 KINSLEY LN
MENDON, MA 01756

16-178-51-0

DEGAETANO PIETRO J
51 MILLVILLE STREET
MENDON, MA 01756

16-178-53-0

RISTAINO JOHN F
ROSA A
53 MILLVILLE STREET
MENDON, MA 01756

16-178-54-0

BURNELL GARY J
54 MILLVILLE STREET
MENDON, MA 01756

16-178-55-0

TETREAUULT LEO L JR & MARGARET
55 MILLVILLE STREET
MENDON, MA 01756

16-178-58-0

ANDERSON KEVIN A & CHRISTINA M
58 MILLVILLE STREET
MENDON, MA 01756

16-178-59-0

RICH JOHN E JR
KATHRYN E
59 MILLVILLE STREET
MENDON, MA 01756

16-178-61-0

TOWN OF MENDON
20 MAIN STREET
MENDON, MA 01756-0002

16-178-62-0

GRANT PAUL J & MAYBELLE M TRST
PAUL J & MAYBELLE GRANT IR TRT
C/O DEBRA LAUCIS
19 RIVER STREET
UPTON, MA 01568

16-178-65-0

CARON ROBERT E JR &
LYNNE B
P O BOX 172
MENDON, MA 01756-0172

16-178-66-0

GRANT CRAIG A & MICHELLE L
66 MILLVILLE STREET
MENDON, MA 01756

16-178-67-0

LARSON ROBERT A & GAIL D (LE)&
DANA & KEVIN LARSON
67 MILLVILLE STREET
MENDON, MA 01756

16-178-67-A

LARSON DANA R
67A MILLVILLE STREET
MENDON, MA 01756

16-178-68-0

ADAMS RICHARD E & JILL E
68 MILLVILLE STREET
MENDON, MA 01756

16-178-69-A

GONCALVES LUCINDA C
PO BOX 316
MENDON, MA 01756

16-252-1-0

IADAROLA BARRY A & JUNE M
1 WILLOWBROOK LANE
MENDON, MA 01756



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

August 12, 2021

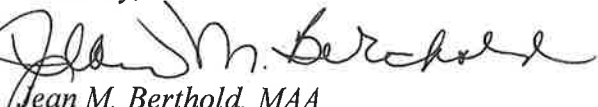
PROPERTY LOCATION(S): 65A Millville Street (Off)
Mendon, Massachusetts
Assessor's Map #16-178-65A

PROPERTY OWNER(S): Robert E. Jr. & Lynne B. Caron

OWNER(S) ADDRESS: P. O. Box 172
Mendon, MA 01756

RECORDED: Worcester Registry of Deeds
February 27, 1981
Book #7180
Page #240

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

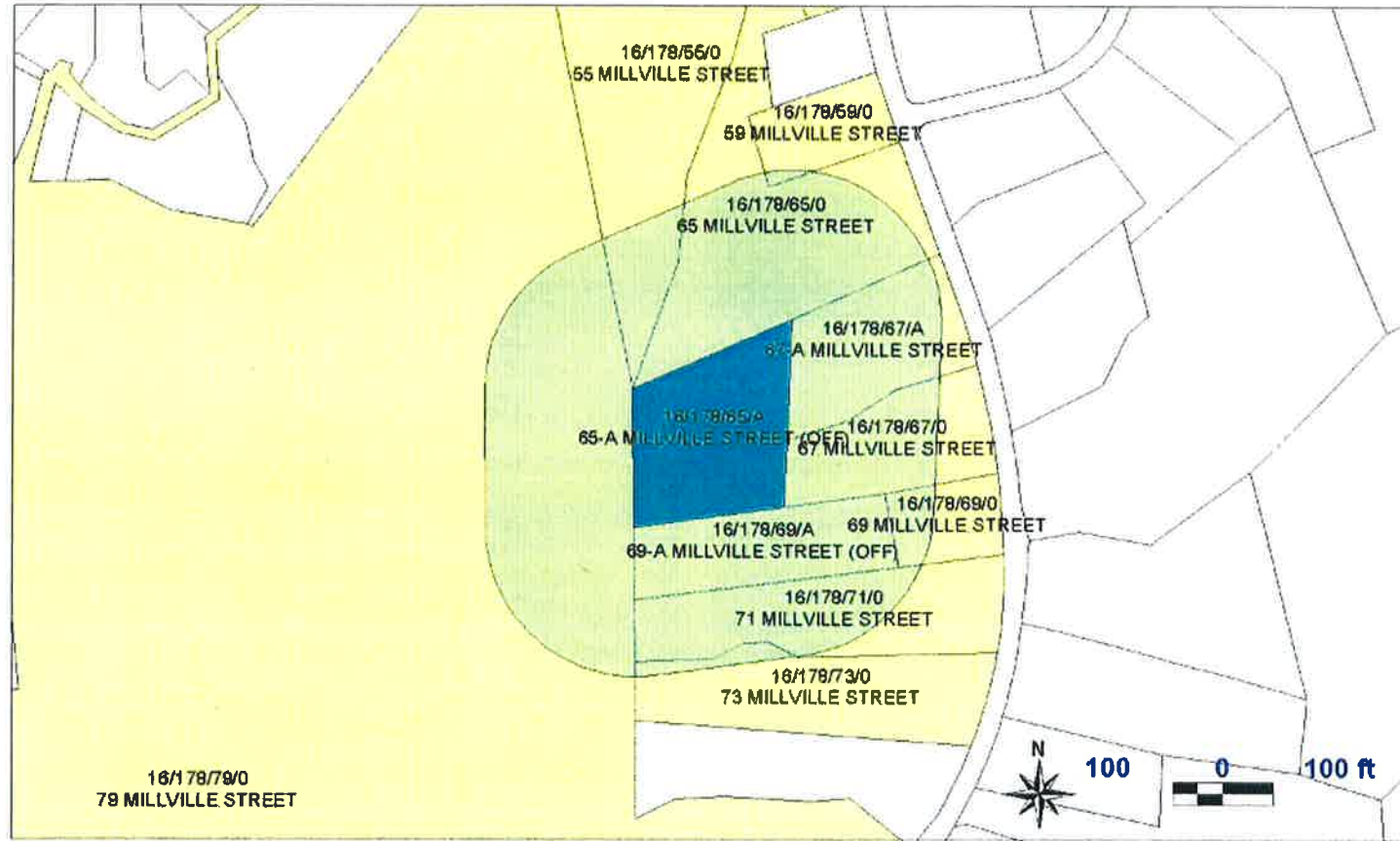
Sincerely,

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 16/178/65/A



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1508	16-178-55-0-R	TETREAULT LEO L JR & MARGARET	55 MILLVILLE STREET	55 MILLVILLE STREET	MENDON	MA	01756
1511	16-178-59-0-R	RICH JOHN E JR KATHRYN E	59 MILLVILLE STREET	59 MILLVILLE STREET	MENDON	MA	01756
1515	16-178-65-0-R	CARON ROBERT E JR & LYNNE B	65 MILLVILLE STREET	P O BOX 172	MENDON	MA	01756-0172
1538	16-178-65-A-R	CARON ROBERT E JR & LYNNE B	65-A MILLVILLE STREET (OFF)	P O BOX 172	MENDON	MA	01756-0172
1517	16-178-67-0-R	LARSON ROBERT A & GAIL D (LE)& DANA & KEVIN LARSON	67 MILLVILLE STREET	67 MILLVILLE STREET	MENDON	MA	01756
1539	16-178-67-A-R	LARSON DANA R	67-A MILLVILLE STREET	67A MILLVILLE STREET	MENDON	MA	01756
1519	16-178-69-0-R	GONCALVES LUCINDA C & JOHN S TRUSTEES LUCINDA C GONCALVES R	69 MILLVILLE STREET	69 MILLVILLE STREET	MENDON	MA	01756
1540	16-178-69-A-R	GONCALVES LUCINDA C	69-A MILLVILLE STREET (OFF)	PO BOX 316	MENDON	MA	01756
1521	16-178-71-0-R	JORDI MARK A & KATRINA M	71 MILLVILLE STREET	71 MILLVILLE STREET	MENDON	MA	01756
1522	16-178-73-0-R	GROVER ROBERT A JR & BARBARA M TRUSTEES (50/50)	73 MILLVILLE STREET	GROVER FAMILY 2002 REV TRUST 73 MILLVILLE STREET	MENDON	MA	01756
1525	16-178-79-0-E	TOWN OF MENDON	79 MILLVILLE STREET	20 MAIN STREET	MENDON	MA	01756

16-178-55-0

TETREAUULT LEO L JR & MARGARET
55 MILLVILLE STREET
MENDON, MA 01756

16-178-67-0

LARSON ROBERT A & GAIL D (LE)&
DANA & KEVIN LARSON
67 MILLVILLE STREET
MENDON, MA 01756

16-178-71-0

JORDI MARK A & KATRINA M
71 MILLVILLE STREET
MENDON, MA 01756

16-178-59-0

RICH JOHN E JR
KATHRYN E
59 MILLVILLE STREET
MENDON, MA 01756

16-178-67-A

LARSON DANA R
67A MILLVILLE STREET
MENDON, MA 01756

16-178-73-0

GROVER ROBERT A JR &
BARBARA M TRUSTEES (50/50)
GROVER FAMILY 2002 REV TRUST
73 MILLVILLE STREET
MENDON, MA 01756

16-178-65-0

CARON ROBERT E JR &
LYNNE B
P O BOX 172
MENDON, MA 01756-0172

16-178-69-0

GONCALVES LUCINDA C & JOHN S
TRUSTEES LUCINDA C GONCALVES R
69 MILLVILLE STREET
MENDON, MA 01756

16-178-79-0

TOWN OF MENDON
20 MAIN STREET
MENDON, MA 01756

TOWN OF MENDON
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MENDON, MA 01756

16-178-79-0

GROVER ROBERT A JR &
BARBARA M TRUSTEES (50/50)
GROVER FAMILY 2002 REV TRUST
73 MILLVILLE STREET
MENDON, MA 01756

16-178-73-0

JORDI MARK A & KATRINA M
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MENDON, MA 01756

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