

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

James P. Carty, Chairman Patrick
Guertin - Member
John Vandersluis - Member
Thomas Merolli – Alternate
John D’Amelio - Alternate

Minutes
October 14, 2021

Members present Jim Carty, Patrick Guertin, Alternate John D’Amelio, Alternate Thomas Merolli. Absent: John Vandersluis

65A Millville St

The hearing was opened at 7:00pm. Chairman Carty read the hearing notice and nature of relief.

The applicant, Robert Caron of 65 Millville St., was represented by his engineer Margaret Bacon. The applicant seeks to split off 47 feet of his 247 feet of frontage to allow 65A frontage on public way. Lot 65A will need relief from the frontage requirements of 200 ft. for a single-family dwelling. Lot 65A will be built on by Mr. Caron’s son. In addition, Mr. Caron will grant an easement to have a shared driveway for both properties.

Mr. Guertin asked whether there were sufficient uplands on 65A. Ms. Bacon responded that there were at least 2 ½ acres of buildable land.

No further comments were made. On a motion by J. D’Amelio, seconded by P. Guertin, the variance was granted as written. 7:09 pm

58 - 60 Uxbridge Rd.

Continued hearing was opened at 7:11pm. Chairman Carty read the continued hearing notice and nature of relief.

The applicant Mark Benoit was accompanied by Andrew Fiske. Mr. Benoit submitted a revised plan for his proposed garage which shows the garage now 9 ft from the state boundary. The dimensions of the building were also reduced.

Mr. Carty reminded the applicant that they had asked that the building also be rotated and moved closer to 58 Uxbridge Rd. The applicant stated he changed the size instead. Mr. Carty asked the applicant if he thought this distance from the

boundary would be sufficient when the State reconstructs Route 16. The applicant stated he hoped so.

P. Guertin stated he was ok with this design.
The hearing was opened to public comment.

Karen Balian, 64 Uxbridge Rd., asked if the 9ft. was acceptable with the board. Mr. Carty stated that is why we are here. Ms. Balian asked what the proposed overall sq. footage is now and does it meet the side setback. The garage was reduced by 120 sq. ft and will be approximately 1800 sq. ft. Yes, it meets the side setback of 20 ft.

Kathy Hackenson, 56 Uxbridge Rd., stated that she finds it odd that a 30 ft high building is allowed that close to the road. Mr. Carty stated he was within his rights to build it that high.

Carole Carnivale, 66 Uxbridge Rd., questions what hardship would allow this variance. Mr. Benoit stated his vehicles were being damaged by acorns and branches and he needed to garage them.

J. D'Amelio stated that the applicant is a local business owner in Mendon.

Mr. Carty asked Ms. Balian what her opposition is to this application. Ms. Balian responded that the size and scale of the structure is too big for the lot size.

No further comments were made.

On a motion by J. D'Amelio, seconded by P. Guertin, the amended variance was granted. 7:27 pm

1 Quissett Rd.

Marco Louback, owner of 1 Quissett Rd., has requested an extension of his variance recorded on September 2, 2020. Mr. Louback explained that after receiving the variance, he began site work on the property and applied to the Conservation Commission in November/December of 2020. Due to COVID delays, his application was misplaced, and his check lost. The ConCom did not hear his case until July of 2021. Due to inexperience with the system, Mr. Louback explained he didn't realize he needed to get a building permit before one year after the variance was granted. He is ready to proceed with his property but needs an extension of the variance. Mr. Louback was accompanied by his engineer Steve O'Connell of Turning Point Engineering.

T. Merolli asked when he would act on it if granted the extension. Mr. Louback responded within 1 month.

J. D'Amelio made a motion to grant a 6-month extension, P. Guerin seconded. The motion passed unanimously. E. Agro will send an extension letter to Mr. Louback which he can present to the building department. 7:37 pm

Other Business

9 -9-21-minute approval was passed over until Mr. Vandersluis can be present.

J. D'Amelio made a motion to adjourn, P. Guertin seconded. The meeting was adjourned at 7:40pm.

Approved 11-4-2021