

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
87-1 & 91 Millville St.
Craig and Leslie Burnham
April 1, 2021

Members present James Carty, Patrick Guertin, Alternate John D'Amelio, Alternate Thomas Merolli. John Vandersluis was absent.

Due to COVID-19 guidelines for public meetings, this meeting was held in person and public access was available remotely.

87-1 & 91 Millville St. - Variance

A public hearing was held April 1, 2021 at 7:00 pm after advertising, posting, and mailing notices to parties of interest. The applicants were represented by Fred Lapham, Ill of Shea Engineering and Attorney Ernest Horn.

Chairman Carty read the public hearing notice. Mr. Lapham distributed a letter of support, signed by abutters. Mr. Carty read the letter and entered it into the record.

Mr. Lapham explained that the applicants would like to build homes for their family on their property. The property has over 8 acres. There is an existing home on the front lot that is older, very close to the street, and has water issues. This lot is fully compliant with zoning regulations. It is the intention of the applicants to demolish the existing home and build a new one set back further. Additionally, a second new home would be built on the back lot. Mr. Lapham noted that the property could be made into a subdivision within the zoning regulations but that is not the intent of the applicants. Mr. Carty noted the net change would be one additional home.

Mr. Lapham noted there are traffic safety concerns with the existing driveway along a heavily traveled roadway and the common driveway will alleviate those concerns.

An email communication from the Historic Commission to Mr. Carty was entered into the record. The Historic Commission was concerned with language in the petition in reference to the existing older home being located too close to the street. The Historic Commission was concerned a precedent would be set for all homes on Millville St. that may be located too close to the street. Mr. Carty's response was that the ZBA does not set precedent in its decisions and each application is viewed on its own merits. Mr. Horn agreed with Mr. Carty and stated that precedent can only be set by case law.

The hearing was opened up to public comment. Dan Boucher of Millville St. spoke in support of the applicants. No other public comments were made.

There was no further comment from the public.

P. Guertin made a motion to approve the variance as written. T. Merolli seconded. The motion passed unanimously. 7:27 pm

P. Guertin made a motion to adjourn, T. Merolli seconded. Unanimous 7:28 pm

Accepted April 29, 2021