

**APPROVED**

**James P. Carty, Chairman**  
**Patrick Guertin - Member**  
**John Vandersluis - Member**  
**Thomas Merolli - Alternate**

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

**Minutes**  
**42 Mowry St.**  
**1 Quissett Rd.**  
**179 Blackstone St**  
**August 20, 2020**

Members present: James Carty, John Vandersluis, Patrick Guertin, Alternate Thomas Merolli

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

**42 Mowry St**

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

The applicant, Thomas Remmes is looking to put up a 2 story addition in between the garage and house. He is asking for a modification of the application setback request of 36 ft to 30 ft. from the property line.

A letter from an abutter, supporting this application, was given to the Board.

J. Vandersluis made a motion to approve the application as amended for the setback. P. Guertin seconded. The motion passed unanimously. 7:11pm

**1 Quissett Rd**

Hearing was opened at 7:20pm. Chairman Carty read the hearing notice. This is a renewal of a variance granted in 2018 that lapsed due to inaction.

The applicant Marco Louback and his representative Eli Leino were in attendance. The applicant states he will be building one single-family log home on the property.

Larry Pearson, a resident of Millville, expressed his concern about standing water and any expansion of the rock wall. Those concerns will be addressed with the Planning Board.

A resident of 145 Providence St. is concerned the driveway will be too close to her property. J. Vandersluis said that minimum setbacks will have to be met. The resident was also concerned that the applicant may want to create a farm. Chairman Carty reminded them that we are a Right to Farm community and if the applicant chose to, he could have a farm.

J. Vandersluis made a motion to renew the Variance as proposed. P. Guertin seconded. The motion passed unanimously. 7:32pm

### **179 Blackstone St. –(cont.)**

The hearing was opened at 7:45pm. Chairman Carty read the hearing notice and reviewed the hardship.

The applicant, Keith Usher and his representative Eli Leino were in attendance. The applicant states this is a long-term plan to provide options for his children to build on his land. Since there are wetlands to cross, he is seeking to access all the lots from an existing shared driveway so as to minimize the impact on the wetlands. Lot 4 would need Conservation and Planning review.

Tom Tierney of 3 Chapin Court is concerned about the applicant removing too much vegetation and loss of privacy. After some discussion, the abutter was satisfied that the applicant will maintain privacy and the Site Plan review in Planning would deal with those concerns.

Martin Luttrell of 5 Chapin Ct asked how common shared driveways are in Mendon. The Board answered they were pretty common.

Sharon Luttrell 5 Chapin Ct asked why the applicant is coming to zoning now if this is a 10 year down the road project. Me. Leino responded that this is the first step to start the long process, so 10 years is not that unreasonable. In addition, it was noted that you cannot go to Planning without zoning relief.

J. Vandersluis made a motion to grant the variance as proposed. P. Guertin seconded. The motion passed unanimously. 8:16pm

Chairman Carty asked Mr. Leino to draw up draft decisions for his two interests.

J. Vandersluis made a motion to adjourn, P. Guertin seconded. Unanimous 8:20pm

Minutes Approved December 3, 2020

