

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
58 -60 Uxbridge Rd.
August 5, 2021

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

58 - 60 Uxbridge Rd.

Hearing was opened at 7:00pm. Chairman Carty read the hearing notice and nature of relief. Mr. Carty noted there was a letter of objection from abutter Karen Balian. A copy of the letter was given to the applicant.

The applicant Mark Benoit represented himself. Andre Fiske also spoke on behalf of the applicant. Mr. Benoit plans to have a 2-story garage built to house his RV and boat with storage area in the loft above. He will combine lot 54 (parcel A) with lot 60.

Mr. Vandersluis inquired about the setback. The applicant stated it would be 2 ft. 4in. from the front property line. Mr. Vandersluis does not like this garage this close to the road. He asked which direction the doors would face. Mr. Benoit responded they would face the existing house. He states he can’t move it back 20 ft. because he uses that area for parking.

Mr. Carty stated he did a walkthrough of the property. He asked why there were no abutters listed on the plans. The applicant had been advised of this requirement by E. Agro. Mr. Carty would like the applicant to get a new plan that has abutters and dimensions of all buildings. The applicant was asked to provide a new plan with the following:

All abutters listed

Proposed garage drawn to scale with dimensions

Show the driveways

Fix all dimensions on the plan

Include the height of the ridge of the proposed garage.

The applicant was also asked to speak with the building inspector to get a ruling on whether this structure is allowed.

A motion was made by J. Vandersluis, seconded by P. Guertin to continue the hearing until September 9 at 7:00pm. The applicant will advise the Board if he needs more time.

Karen Balian, 64 Uxbridge Rd., pointed out that in Section 2.01, part c. of the Zoning By-laws, it states that the total area of structures on a lot cannot be greater than 30% of the lot size.

Other Business

On a motion from J. Vandersluis, 2nd by P. Guertin the minutes from 07/8/21 were approved as written. J. Carty abstained. T. Merolli was the 3rd vote. 7:36 pm

J. Vandersluis made a motion to adjourn, P. Guertin seconded. The meeting was adjourned at 7:37pm.

Approved 9/9/21