

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**  
**27 Park St.**  
**December 3, 2020**

Members present James Carty, John Vandersluis, Patrick Guertin, Alternate John D'Amelio, Alternate Thomas Merolli participated remotely.  
Due to COVID-19 guidelines for public meetings, this meeting was held in person and public access was available remotely.

**27 Park St**

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

The applicant, Alexis Hiser is looking to access her single-family 1.5 acre lot on 27 Park St. from frontage that is available on Freeman Place. She requests a variance from the frontage requirements of 200 ft. down to 57.57 ft. While there is adequate frontage on Park St. The wetland implications are prohibitive.

P. Guertin asked about the percentage of wetlands on the parcel. Margaret Bacon, the applicant's representative, states that the 37 acre lot is more than 50% wetlands but the 1.5 acre lot has little to no wetlands. Accessing from Freeman Place will alleviate wetland concerns and limit the risk to a rare species habitat.

T. Merolli asked if they were splitting the 1.5 acres off from the original parcel. A. Hiser responded yes. There are no plans to develop the rest of the parcel and it will be used for family recreation.

There was no further comment from the public.

J. Vandersluis made a motion to approve the application as written. P. Guertin seconded. The motion passed unanimously. 7:08pm

On a motion from J. Vandersluis, 2<sup>nd</sup> by P. Guertin the minutes from 8.6.20 and 8.20.20 were approved as written. 7:12 pm

J. Vandersluis made a motion to adjourn, P. Guertin seconded. Unanimous 7:13pm

Approved January 14, 2021