

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

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

Minutes
28 Asylum St.
8 Puffer Dr./44A Hartford Ave. E.
February 18, 2021

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

28 Asylum St

Hearing was opened at 7:00pm. Chairman Carty read the hearing notice and nature of relief.
The applicant, Alan & Phyllis Tetreault is looking to add a second family to the existing home and utilize existing driveways to access the property. Applicant states he could easily subdivide without a variance but that is not his desire.

Abutter Curtis Beyer spoke in support of the variance.

J. Vandersluis made a motion to approve the application as written. P. Guertin seconded. The motion passed unanimously. 7:06pm

8 Puffer Dr./44A Hartford Ave. E.

Hearing was opened at 7:07pm. Chairman Carty read the hearing notice.

Robert Poxon of Guerriere & Halnon represented the applicants Marcelo Alves and Hartford Ave. East Corp. The applicants would like to redraw the property lines for 44A & 44B Hartford Ave. E., resulting in 44B becoming a completely conforming lot. 44A would now have no frontage on Hartford Ave. E. but would instead use 55 feet of frontage from 8 Puffer Dr. which Mr. Alves would allow.

Mr. D'Amelio inquired as to why the applicants had not applied for this on the original variance for 44 Hartford Ave. E. Mr. Poxon stated that there was not a buyer interested at the time and therefore the Puffer Rd. frontage was not available.

J. Vandersluis made a motion to approve the application as written. P. Guertin seconded. The motion passed unanimously. 7:15 pm

J. Vandersluis made a motion to approve the meeting minutes from January 14, 2021 as written. P. Guertin seconded. Unanimously approved 7:17 pm

E. Agro supplied the Board with proposed changes to the Variance and Special Permit applications as well as changes to the Rules and Procedures. J. Vandersluis made a motion to approve those changes, P. Guertin seconded. Unanimously approved. 7:18pm

J. Vandersluis made a motion to adjourn, P. Guertin seconded. Unanimous 7:19pm

Approved March 25, 2021