

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**  
**43 Mowry St.**  
**5 Hartford Ave W.**  
**January 14, 2021**

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

Also present was Timothy Aicardi (applicant) and Gary Smith. Ernest Pettinari, attorney for the applicant participated remotely. Members of the public attending remotely who could be identified were Larry Pearson, Anne Mazar, and Kathy Schofield.

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

**43 Mowry St.**

Hearing was opened at 7:00pm. Chairman Carty read the hearing notice and nature of relief. A memorandum submitted by Ernest Pettinari was read into record. Mr. Pettinari also noted that the engineering firm neglected to put 35 Mowry on the plans. Mr. Carty asked how far away the proposed property is from #35. Mr. Pettinari and Mr. Aicardi stated that the proposed dwelling would be more than 250 feet away.

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. 7:14pm

### **5 Hartford Ave. W**

Hearing was opened at 7:20pm. Chairman Carty read the hearing notice and nature of relief. A memorandum submitted by Ernest Pettinari was read into record. Mr. Pettinari noted that this parcel is over 60 years old and pre-dates any zoning by-laws. It is an original non-conforming lot. A single-family dwelling, in his opinion, would blend well in this area of other pre-existing, non-conforming lots.

Resident Gary Smith gave a brief history of these lots owned by Randy Nuttall.

Anne Mazar asked why the applicant had not purchased lot #7 as well to make a conforming lot. The applicant answered that this lot and #9 have been sold to another party.

J. Vandersluis made a motion to approve the application as written. P. Guertin seconded. The motion passed unanimously. 7:33 pm

### **Other business:**

On a motion from J. Vandersluis, 2<sup>nd</sup> by P. Guertin the minutes from 12.3.2020 were approved as written. 7:34 pm

E. Agro notified the Board that she was in the process of updating the Variance and Special Permit applications. She will distribute revisions to the Board.

E. Agro requested to change all public hearing notices to 7:00pm so that each will occur immediately following the previous one. This will eliminate downtown spent waiting for the posted time. Other boards are using this method. The board agreed.

J. Vandersluis made a motion to adjourn, P. Guertin seconded. Unanimous 7:35pm

Approved February 18, 2021