

James Carty - Chairman
Patrick Guertin - Member
John Vandersluis - Member
Sherry Grant - Alt Member



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

December 17, 2014

Attending Members:

James Carty
Patrick Guertin (absent)
John Vandersluis
Sherry Grant – Alt Member

Cobbler's Knoll – Bond Reduction Request

J. Vandersluis motions to open meeting – S. Grant seconded the motion, motion passed.

Miraj Ahmed comes before the Board requesting a bond reduction in the Cobbler's Knoll Development.

Graves Engineering submitted an updated engineering report with the construction cost estimates for the remaining work. The date of the report is December 2, 2014 and the site visit was performed on November 12, 2014.

J. Vandersluis motioned to reduce the construction bond amount to \$64,000. S. Grant seconded the motion, motion approved unanimously. (Attachment A)

2 Stymast Drive – Variance (Attachment)

J. Vandersluis motions to open Public Hearing – S. Grant seconded the motion, motions passed.

J. Carty reads the Public Hearing notice.

Ernest Pettinari, Attorney representing the applicants distributes a memo (Attachment B). E. Pettinari states that the applicants, Timothy and Kathleen Aicardi, have resided at their residence of 2 Stymast Drive since 1999. He states that the property has 7.5 acres and that the applicants want to downsize and build a new home. One lot will be a little over three acres and the other over four acres – would need relief from the lot width that would normally require 200 feet. Continues to states that the ledge, wetlands and soil conditions would qualify for Chapter 40A

relief. Lot 1B – new home proposed in upland area and also states that a 3-4 home subdivision could potentially be proposed for this area. States that the two lots, if subdivided, would conform to all bylaws of the Town. Attorney Pettinari also states that the proposal would not negatively impact the town and the lots are comparable in the immediate vicinity and that safety would not be an issue with width reduction. He continues to demonstrate that the driveway would be on the left side of lot 1RB and that the existing house would be about 450 feet from the new house and any other abutting homes.

James and Mary Levine – 1 Stymast Drive state that they had purchased their home from the applicants in 2003 and were under the impression and told that there would not be any additional homes to be built. Mr. Levine believed the consistency and feel of the neighborhood would change and does not believe that the applicants have a hardship to support the new lot.

Pam Sartorelli – 28 West Hill Road states that she owns ten acres and speaks on behalf of the wetlands and wildlife in the area. J. Carty states that the proposal would need to go before Conservation.

Karen Mills – 3 Stymast Drive states that she is in support of the new lot.

Bill Ambrosino – 86 Mowry Drive (Planning Board Member) states that this proposal land locks the parcel, preventing several homes.

Attorney Ernest Pettronelli states that the applicant is not opposed to the final decision stating – no further subdivision on parcel(s).

Bill Ambrosino states that more damage would occur to the wetlands if a road were to be put in for a multi-home subdivision.

Bill Sartorelli – 28 West Hill Road inquires if the wetlands can be crossed and questions reasoning for hardship. J. Carty states that the wetlands can be crossed and that previous plans crossing significant wetlands were approved and that it's the Board responsibility to help the residents more than hurt.

Anthony Arcudi – 30 West Hill Road states that he thought the lots were not supposed to be subdivided any further.

Morey Schmidt – 32 West Hill Road states that he bought his property two years ago and feels that with the division of the lot that the area will be less desirable and that he purchased the his property because of the back views. He also states that the lot line from new house will be about 200 feet.

Tim Aicardi, Applicant, demonstrates the approximate location of the new house to be built. Applicant also states that because of the septic system location, that he can be flexible with house location and keep within the setback.

Gary Taft (Realtor), states that the more homes in a neighborhood, the better the value.

Anthony Arcudi asks if there were any studies on the property. J. Carty states that Conservation will be reviewing the plan. A. Arcudi also states that he disagrees with the realtor as far as number of homes and increased value.

Pam Sartorelli states that their area and part of Mendon attracts a different lifestyle and that the wooded lots are important to them and is concerned over values.

J. Carty feels that 250 feet is a decent distance away from the other properties.

Bill Sartorelli states that abutters do not want the subdivision to occur and that there are Zoning Boards rules to follow. J. Carty explains that the Board of Appeals (ZBA) is an appeal process and all hearings are to be fair and reasonable.

J. Carty wants to continue the Public Hearing and would like updated plans with house location and elevations – more detail at the next continued hearing and would also like to walk the property on December 20th, 2014 – no quorum will be in attendance.

J. Vandersluis motions to continue the Public Hearing for January 15, 2015 at 7 PM - S. Grant seconded the motion – motion passed.

60 Uxbridge Road – Variance and Special Permit Public Hearing

J. Vandersluis motions to open the Public Hearing – S. Grant seconded the motion – motion passed.

J. Carty reads the Public Hearing Notice (Attachment).

Byron Andrew of Andrews Engineering demonstrated the plan. He states that the side lot will maintain its distance of 3.4 feet and will be expanding the size of home by 157 percent.

J. Carty questions the number of floors in which the applicant, Mark Benoit, states that there will be a floor at ground level and a walk out basement.

The engineer states that the nearest house is to the west of the property and the house on the other side is even further away – no distances given.

J. Carty would like to perform a site walk of the property and wants to continue the Public hearing.

J. Vandersluis motions to continue the Public Hearing to January 8, 2015 at 7:30 PM. S. Grant seconded the motion, motion passed.

** The cont. PH was changed later this evening to January 15, 2015 at 7:30 PM – notices will be sent to the applicant and to the abutters of this change.