

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.
September 9, 2021

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

58 - 60 Uxbridge Rd.

Hearing was opened at 7:00pm. Chairman Carty read the continued hearing notice and nature of relief. Mr. Carty read a letter of concern from abutter Karen Balian, 64 Uxbridge Rd. and the response from Pat Benoit, 60 Uxbridge Rd., the applicant’s spouse.

The applicant Mark Benoit was represented by William Halsing, of Land Planning, Inc. Andrew Fiske also spoke on behalf of the applicant.

Mr. Carty asked the applicant to write the dimensions of the structure on the revised plan as they were not included.

Mr. Vandersluis remarked that he had a discussion with the building inspector about the proposed structure. They believe a state variance could be needed as the structure will be 3 ft from the State lot line. Mr. Fiske suggested that the applicant could get an opinion from the State.

The Board expressed concerns about the location of the structure being so close to the road given its size and the high traffic volume on the state road (Route 16). They have never granted a variance this close to the road. Mr. Carty asked why the structure couldn’t be located more on lot 58 (which is also owned by the applicant). Mr. Benoit is hesitant to do that.

Ms. Balian’s concern regarding total impervious objects could not total more than 30% of the lot was addressed. Mr. Vandersluis stated this does not appear to violate that bylaw. There is also concern about runoff, which Ms. Balian states is already a

problem. Mr. Vandersluis stated that will come up at a Conservation Commission meeting once a building permit is applied for.

Peter Lyman, 66 Uxbridge Rd. inquired about the amount of driveway that is shown. The actual driveway goes to the water. The reply was that most of that are impervious brick pavers.

After further discussion, the Board suggested that the proposed structure be rotated 90 degrees, pushed back from the road, and moved further onto lot 58. A continuation was agreed upon by the applicant to consider these suggestions and to inquire from the State about a possible variance.

This hearing will be continued on October 14, 2021 at 7:00pm.

Other Business

On a motion from J. Vandersluis, 2nd by P. Guertin the minutes from 08/5/21 were approved as written. 7:47 pm

J. Vandersluis made a motion to adjourn, P. Guertin seconded. The meeting was adjourned at 7:48pm.

Approved 11-4-21