

James P. Carty, Jr. - Chairman
Patrick Guertin - Member
John Vandersluis - Member
Sherry Grant - Alternate
Lawney Tinio - Alternate

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

Minutes
22 Dudley Rd
Brookview Estates
May 16, 2019

Members Present:

James Carty
Patrick Guertin
John Vandersluis
Lawney Tinio - Alt
Sherry Grant - Alt
Cynthia Amara - Town Counsel

J. Carty opened the Public Hearing and read the notice.

Dean Harrison, consultant for applicant demonstrated the plan: 8 duplexes, 16 units, 25 percent will be affordable and each will have their own private well. There will be one septic for all units. 3 bedroom units, affordable will be \$200,000 and market homes will be \$300,000 roughly. Exteriors will be the same but the interiors on the affordables will be different. The entire development will be supplied by well water.

J. Carty brought up the topic of legal fees, engineering fees as a retainer.

Dean Harrison stated that he will speak of the retainers after he demonstrated the plan to the Board. He continued and stated that he had not finalized the waiver lists and will narrow it down for the next meeting.

The subject of retainer was brought up again and Cynthia Amara stated that in the past, roughly \$5,000 was deposited.

D. Harrison stated that peer review is typically covered but was not sure about legal fees and will look into it. He continued with that less than 2 percent affordable housing is in Mendon and that Mendon was 160 units short at this point. He stated that the units will not have subsidies with them and must residents must qualify for a mortgage - this will not be subsidized housing. He continued that this is the first step and that a site approval letter was submitted with the application.

J. Carty asked about a lottery in which D. Harrison replied that there will be a lotter and that there have been many changes to the process - more emphasis on fair housing. Also, deed restrictions will be applied to the affordable units and all resales will remain affordable.

J. Carty voiced his concerns about a previous 40B development in town.

Afonso has built the development adjacent to the project stated D.Harrison.

C. Amara - brought up the subject of public water versus private water and asked if the State was aware of it with the application.

D. Harrison stated that he is not sure if the state is aware of the changes made to the water supply. He stated that he will reach out to Mass Housing and contact C. Amara with the outcome.

D. Harrison suggested having particular subject matter on the agenda for each meeting that they can focus on - the Board agreed.

J. Vandersluis stated that Graves engineering is the Town Engineer but is not sure if they do traffic engineering.

D. Harrison stated that at the next meeting there will be a check supplied for \$5,000 as a retainer.

C. Amara asked D. Harrison where the affordables units will be placed. D Harrison replied that they will be scattered throughout the development.

J. Vandersluis asked how long the road would be and D. Harrison answered that it would be just under 1000 feet.

J. Carty opened hearing to audience.

Mark Willis - Lot #15 demonstrated his lot concerns: lights from cars, tree screening to protect from the deer eating them and would like stakes along his property. Concerned about traffic going in and out and would like some type of abatement on the road. Concerned about dirt and dust.

J. Carty stated that it may be a little premature to come up with a resolution to all his concerns and to write them down so that they are on file. Some concerns may be mitigated by the developer and some will not.

D. Harrison stated that they will meet with Fire Department as well to work out a plan.

Pat Ghelli - 42 Milford Street - asked if the pipeline needed to be crossed over (gas) - and how close will the gas lines be to the residents.

D Harrison stated that they will only need to cross over the gas line once.

Pat Ghelli asked who will be responsible for wells - D. Harrison stated that the homeowners will be responsible for the wells.

Rich - 9 Dudley Road stated that he can vouch that Afonso and that the company was a reputable builder. He also stated that he is concerned over the lights shining in on his home and for the turtles in the area.

Elaine Rasadi - Mendon Street Hopedale stated concern about the traffic and objected to this project.

D. Harrison and the Board stated that there will be traffic studies.

J. Vandersluis motioned to continue the Public Hearing until June 13, at 7pm - P. Guertin seconded the motion, motion passed unanimously.

Hearing adjourned.

Minute Approval 4/18/2018

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7 Nipmuc Drive

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Members Present: James Carty, Patrick Guertin, John Vandersluis, Lawney Tinio, Alternate & Sherry Grant, Alternate

7pm J. Carty opened the Public Hearing and read the notice.

Bento Pinto, Applicant/Owner, stated that he wants to use the entire lot for business & for all uses in Table A of the Mendon Zoning Bylaws.

J. Vandersluis stated that the Planning Board supports using lots along Uxbridge Road to be used to their full potential.

The lots demonstrated are lots 3B and 7A.

After discussion, J. Vandersluis motioned to approve the 7 Nipmuc application as written with respect to lots 3B and 7A for General Business.

P. Guertin seconded the motion, motion passed unanimously.

P. Guertin motioned to close the Public Hearing. L. Tinio seconded the motion - motion passed unanimously.

Hearing adjourned.

Minute Approval 4/18/2018