

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
Gary and Theresa Gaffney
6 West Hill Road
June 6, 2019

Board members James P. Carty, Jr., Patrick Guertin, John Vandersluis, and Sherry Grant were present at the hearing.

Joseph M. Antonellis, of Mayer, Antonellis, Jachowicz & Haranas, LLP, representing the petitioners, explained the proposed changes to the lot with regard to use, frontage, set back requirements and distance to neighboring structures.

1. The existing lot has more square footage than would be required to meet the by-law requirements for a second lot, but lacks sufficient frontage to create a second lot by right.
2. Single-family homes are an allowed use in this zone under the Mendon Zoning By-laws.
3. The existing lot shape is unusual and the proposed lot shapes are no more unusual than what is already found in the district.
4. The proposed second lot is not substantially more detrimental to the neighborhood than the existing use and therefore qualifies for the relief sought in the form of a variance.

This area of West Hill Road consists of several large parcels of land. Allowing the owners of 6 West Hill Road to create a second lot on their existing property will have no new detrimental effects to the abutters is in keeping with the goals of the zoning by-laws. The variance is granted by a vote of 3-0, and is conditioned on the following:

- 1) The new lot shall be used only for one single-family residence; and
- 2) The new lot shall not be further subdivided.

J. Vandersluis motioned to grant the variance as written. P. Guertin seconded the motion – motion passed unanimously. J. Vandersluis motioned to close the public hearing. P. Guertin seconded the motion – motioned passed unanimously.

Hearing adjourned.

Minute Approval 5/16/2019

J. Vandersluis motioned to close the meeting. P Guertin seconded the motion – motion passed unanimously.

Meeting adjourned.

DRAFT