

DRAFT



MEETING MINUTES

BOARD/COMMITTEE NAME: Zoning Board of Appeals

DATE OF MEETING: August 22, 2019

TIME OF MEETING: 7 P.M.

LOCATION OF MEETING: Mendon Town Hall, Upper Meeting Room

Members Present: James Carty (Chair), Patrick Guertin, John Vandersluis, Tom Merolli (Alternate)

Others Present: Bill Kessler (Mendon Fire Chief), Jeff Walsh (Graves Consulting), Cindy Amara (Town Counsel), Rob Truex, Dean Harrison, Taniel Bedrosian (Applicants)

- Meeting called to order by Chairman Carty at 7:00 PM
- Public Hearing for 22 Dudley Rd's Comprehensive Permit opened at 7:00 PM
- Changes to Site Plan reviewed.
- Chief Kessler Addressed the Board.
 - Had conversation with Planning Board Regarding cistern regulations.
 - Produced draft to change cisterns from being 3 per development to being more location based, and the requirements from being 30,000 gallon cisterns to 20,000 gallon cisterns.
- Chairman Carty
 - One 20,000 gallon cistern suggested for the top of the hill by the start of the road.

-Jeff Walsh from Graves Consulting

-Rely on fire chiefs for guidance on this. Happy that we are looking at changing these regs, because projects have come in late in the past.

-Only question is if pumper is set up, can a fire truck fit on the road.

-Chief Kessler

-Would have been great to get a hydrant from Hopedale, but not a possibility

-Looking to create a revolving account to repair cisterns

-They can move cisterns closer to the dwellings.

-Jeff Graves

-Can move it 6-8 feet off road

-Put the sidewalk behind the suction port

-Dean Harrison

-Applicant is willing to donate equipment to the fire department and has agreed to pay legal fees associated with permit.

-Applicant seeks to address issues raised by abutter's letter

-Road was permitted in 1988, when the abutter moved in.

-Rob Truex

-Going to create lots around the houses.

-Each lot will have 1 duplex house

-Because of this, they will need a subdivision.

-Jeff Graves

-Definitive subdivision plan is needed to provide a waiver, so it should not be granted

-With an 8 lot open space subdivision, they will need relief from certain parts of the subdivision by-law.

-Cindy Amara

-Asked if they had gone before the planning board.

-Applicants said yes.

- Tom Merolli

-Asked if they had seen ConCom for the variance they requested

-Applicants said they weren't looking for any specific relief, just trying to cover all bases

-Taniel Bedrosian

-6 bedroom house, with 2-3 bedrooms in each unit.

-660 gallons a day for the septic system

-Homeowner's association will be responsible for septic upkeep. -Mendon requirements are to pump for 4 hours while meeting 5 gallons per minute.

-Wells powered using a variable drive pump.

-Chair Carty

-All 16 units maintain wells together.

-Dean Harrison

-Affordable home owner's will pay less for maintenance based on affordable prices.

-Will need to submit final approval to the subsidizing agency.

-Jeff Graves

-Is it one pool of money that everyone needs to pay into?

-T. Bedrosian confirmed.

-It it two units served by one well.

-T. Bedrosian confirmed.

-Chair Carty

-Original was 2 wells with 2 units

-Cindy Amara

-Is this making this less affordable

-Dean Harrison replied they are getting fees approved by the state.

-John Vandersluis

-Is it all going to be affordable?

-Dean Harrison replied that it will be proportional.

-Chair Carty

-Chair of Homeowner's Association will know what's affordable.

-Dean Harrison

-Reiterated that affordability is 80% of median income

-Cindy Amara

-Do you intend to make Homeowner's Association proportional?

-Dean Harrison replied that that is anticipated.

-Jeff Graves

-8/8 Letter

-Wants to make sure sidewalks will tie into the sidewalk on Dudley Road.

-No problem not pushing for crosswalk.

-Suggesting grate rather than 2 catch basins.

-Soil testing will need to be done.

-Rob Truex replied that it had been done.

-There is a habitat on site, but work is not being done in a way to affect it.

-Rob Truex

-Will submit revised plan

-John Vandersluis

-Motions to continue hearing for Sep, 19th, 8:09 PM.

-P. Guertin seconds, passes unanimously

-Motions to close the adjourn, 8:11 PM. P. Guertin Seconds. Passes