

James P. Carty, Jr. - Chairman
Patrick Guertin - Member
John Vandersluis - Member
Sherry Grant – Alternate
Thomas Merolli - Alternate

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

Minutes
22 Dudley Rd
Brookview Estates
September 19, 2019

J. Vandersluis motioned to open the continued public hearing. P. Guertin seconded the motion – motion passed.

Taniel Bedrosian - letter from fire chief - amount to be paid to the town in lieu of installing a cistern. Would like to set up to make 16 equal payments with the tax collector and she would notify the building dept for a co to be issued.

J. Carty stated that the fire chief agreed to delete the fire system.

T, Bedrosian stated yes - using hydrant across the street.

C. Amara would like the fire chiefs' letter in the records.

J.Vandersluis would like plan recorded.

Jeff Walsh - with Graves Engineering. Received revision to address comments. He added comments with respect to crosswalks and sidewalks and a few other housekeeping items.

Final plans will be submitted that the ZBA will sign.

J. Walsh spoke about the natural heritage and endangered species and there is habitat around the site but not on the site,

J. Carty asked how much for cistern?

T. Bedrosian answered \$40,800 for cistern.

Elaine Rozatid - has a piece of property abutting the property and stated that there is priority habitat in the area.

J. Walsh spoke about a notice of intent and that they are required to notify to the natural habitat commission - natural heritage and endangered species. Work area is about 500 feet away from the endangered habitat. J. Walsh demonstrated where the project/proposed work is and where the concerned endangered habitat line.

Mark Willis- 6 Dudley Rd: Turtle and plants and the heritage has a detailed map of the area.

J. Carty reassured Elaine Rozati that she will be kept abreast of what is going on in the area.

Mark Willis, 6 Dudley Rd, had been communicating with the builder - concerned that the stakes at the edge of road are on his property and would like to show the builder. Concerned over easement where drainage area is located. Concerned about the clear cutting and limit the amount of clear cutting. Wants to make sure there is a 25 foot easement abutting his property. Concerned over dust/dirt blowing towards his property

Rob Truax - Designer/Eng - stated that he will stake the easement line so that it will be clarified.

T. Bedrosian stated that trees will be planted every 10 feet -7-8 ft trees. Stated that he will have a construction chain linked fence with screening to help assist in the dust/dirt.

J. Walsh will make sure that work is clearly defined on the plan and clearing marked in the field before tree clearing is performed so that the abutter is aware of the area being worked on and will be able to state his concerns before the tree cutting is performed.

Engineer asked if T. Bedrosian's attorney can draft a decision to present to town counsel.

Board agrees and C. Amara agreed that a draft is acceptable at this point.

Engineer stated that he will have a draft for the next meeting and should need about three weeks. October 10th at 7:30 PM - next 22 Dudley Rd meeting to cont. Hearing.

Mark Willis, 7 Dudley Rd, wanted to know if J. Walsh will be available if he had questions.

J. Vandersluis motioned to continue hearing to 10/10 @ 730pm. P. Guertin seconded the motion – passed.

Hearing adjourned.