

James P. Carty, 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, Massachusetts 01756

Minutes
4 Joseph Road
22 Dudley Rd - Brookfield Estates
October 10, 2019

Members present: James Carty, John Vandersluis, Alternates Sherry Grant and Thomas Merolli

4 Joseph Road

Thomas McLaughlin represents James Gentilotti and stated that the applicant did not build within a year and did not realize that he was supposed to act upon the variance within one year. McLaughlin explained the application and reasons for variance. Stated that there is a young couple he would like to make an agreement to sell and build a single-family home in harmony with the other homes in the 12-home subdivision. Mr. Gentilotti guaranteed that it will be a single-family home and there will not be a cut through on the property. Lot pre-dates zoning which now requires 60,000 square feet. The lot is 40,000 square feet.

Justin Brook, 6 Joseph Rd is e concerned about the frontage issue. When he purchased his house, he researched neighborhoods for established trees and was told that this lot was not buildable and stated that the Town Assessor told him so. He purchased the home because of the open field and privacy.

James Brodeur, 3 Joseph Road stated he was attracted to the neighborhood and did not know that this was a buildable lot. Stated the lot was taxed as unbuildable.

Article 3 of the bylaw is referenced and read. Set up as buildable in 1974 and stated that it still buildable today.

J. Carty stated that all the homes in the neighborhood are all 40,000 square feet.

Justin Brook, resident, stated that the lot is narrow and is concerned that the house will be close in proximity to his own.

Tom Merolli asks if this lot has town water which was answered, yes.

S. Grant asked how many years had the property go untaxed as unbuildable? Applicant stated that the lot was taxed as buildable lot for 9 years and then was told by town that the lot was not buildable, and the taxes were reduced.

J. Vandersluis motioned to grant variance as written in the application, S. Grant seconded the motion and the motion was granted unanimously.

22 Dudley Rd

Town Counsel Cynthia Amara attending.

Dean Harrison, applicant's representative and Taniel Bedrosian, applicant stated that he has read Town Counsel's markup decision and does not have any issue and stated that the Board can add conditions to the permit.

Fire Chief Kessler stated that he spoke with Dan Byer and would like a test performed on the cistern – costs about \$200 and can have it done in about a week or so.

J. Carty concerned that 4-inch fire hose from hydrant – may cause friction losses throughout the pipe. References psi, pressure and losses or pressure.

Fire Chief gives example and formulas for gallons that are required for the structure. Needs to perform a fire flow test to make sure they get 750 gallons per minute. Feels that a 4-inch hose would be enough to supply a fire for the structure. Stated that another engine can be used to increase the flow of water. Key is 750 gallons per minute at the hydrant.

J. Carty stated that he is a fire protection engineer and would be remiss to not exercise due diligence.

Fire Chief stated that Dan Byer would just like to be notified on what hydrants will be used.

D. Harrison does not want to hold up the process and can put it as a condition and if the pressure comes in lower – it can be addressed.

Fire Chief – wanted upfront payment of \$5,000 for hose and extra appliances.

Harrison page 13 G3 – applicant to perform two hydrant flow tests and the test needs to result in a min. flow of 750 gpm at a min 40 psi at the inlet of the pumper truck located at the hydrant.

Chief stated the pumper truck will be the trick at the hydrant. If the flow/psi is not obtained, the applicant will be required to install a 20,000-gallon cistern – draft wording for the decision.

Cynthia Amara asks what will happen if the test comes back and the hydrant does not meet the gallons per minute. J. Carty answered that a cistern will be put in place.

D. Harrison, page 16 paragraph k #3 would like to make an amendment. C. Amara made note of the changes.

D. Harrison asked if the Board wants to go through the waivers. About a dozen or so waivers.

J. Carty would like to go through the waivers when Patrick Guertin (ZBA Member) is available as he was not able to make the meeting tonight.

D. Harrison discussed smaller amendments with C. Amara and they continue to discuss the changes.

Schedule another meeting – October 22nd, 2019 at 7pm

JV motioned to continue public hearing. S. Grant seconded the motion, motion passed.

Hearing Adjourned.

General meeting:

8/22/2019 meeting minutes – J. Carty stated to Tom Merolli that he would like some changes to the minutes as he was misquoted. Minutes to be presented at a future meeting. J. Vandersluis motioned to close Meeting. S. Grant seconded the motion – motion passed.

Meeting Adjourned.

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