

*Roger Marquis, Chairman
Donald Keller - Member
James Carty - Member
Patrick Guertin - Alternate
Brian Lord - Alternate*



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

July 25, 2007

Attending:

Roger Marquis
Jim Carty
Don Keller
Brian Lord
Patrick Guertin

Re: Country Hills Plaza
32 Hastings Street
Special Permit/Millville St. Exit/Entry way
Petitioner, Dorothy (Dottie) Milanoski

7:40 PM Roger opens hearing and reads Public Hearing Notice and speaks with Dorothy C. Milanoski (petitioner) regarding the illegal exit/entry way on Millville Street. Dottie (Dorothy) explains to board that she and her husband have owned the property for 12 years now and the exit/entry way was paved before their ownership (since 1995).

Roger continues then to read parts of the previous decision on how no access was allowed onto Millville Street. Don Keller states that the then Chief of Police Dennis Grady and the present Police/Fire Chief Ernest Horn were both in agreement that the exit/entry way is safe.

Hazel Schroder, 10 Millville Street, speaks in regards to a hay wagon lane that existed where the now paved exit/entry way exits now. Then following the hay wagon, a gravel exit/entry way existed. She also speaks of the traffic conditions leaving Millville Street to Route 16. She stated that the "lane" (exit/entry way) kept expanding through the years.

7:55PM

Jim Carty reads a current letter that Chief Ernest Horn had sent to the ZBA board in support of the entry/exit way in regards to safety.

Dottie then explains to board that her field in back is used for soccer and speaks of the traffic coming and going.

Roger explains to board that the exit/entry way is illegal and needs to be denied or approved at this point. Brian Lord questions the reasons why this was and may still be denied which Roger then explains that the State of Massachusetts discourages exit/entry ways on a curve, which this exit/entry is located. Brian agrees with the concerns of the curb being an issue but feels as though the exit/entry way is safer. Jim Carty also agrees with Brian that the exit/entry way is safer and easier to use on Millville Street and thinks that Route 16 is a "disaster waiting to happen".

Roger thinks that the exit/entry way should be better located and with this Don reads a Planning Board letter stating that an exit/entry way should not exist on Millville Street.

Hazel Shroder believes that the exit/entry way would be better off moved.

Mr. Milanoski (Dorothy's Spouse) speaks of the existing well and how it is frowned upon if anything is near a well.

The board then questions ownership of the Country Hills Plaza. Mr. Milanoski explains that there is (1) stockowner (minority stock holder). Dottie also explains that Country Hills Plaza is an S Corp. and that she is president, vice president, secretary as well as treasurer and that the deed was recorded in 1995. Dottie also goes on to explain that the fire apparatus would have difficulty without the existing exit/entry way onto Millville Street and that this exit/entry way helps with traffic flow.

Brian Lord agrees that safety is an issue and that (2) exit/entry ways are safer. He also suggests moving the exit/entry way on Millville Street down further from route 16 and making it narrower. Patrick Guertin is in agreement that the 2nd exit/entry way is a better option. With this being said, Roger agrees that moving the exit/entry way more into the residential area would be an option as well.

Dottie feels as though moving the exit/entry way would be a problem due to the septic and drainage fields. She goes on to explain that there are (2) holding tanks under the driveway which then drain to the back fields and that the State of Mass. and health departments monitors them closely and does not want a problem with the state or health departments. Mr. Milanoski adds that there are 14,000 cars that travel by the plaza each day.

Don Keller suggests continuing the hearing when Mr. Milanoski has more information. Roger also explains to petitioner that the plans she submitted are from 2005 and should be updated as Jim believes that the exit/entry on the plans are not correct. Roger agrees. Don Keller then suggests a site walk to get a better view of the location of the exit/entry way.

8:40PM

Don Keller Motions to continue public hearing until the petitioner submits updated plans to the Zoning Board, Jim Carty 2nds the motion and the motion carries.

Roger suggests at least (30) days to continue the hearing but Dottie wants (60) days as she does not want to have to travel back and forth from the cape during the summer months. She would like to meet early October.

Don Keller tells the petitioner to submit the amended application/plans to the Town Clerk's office. Roger also wants the petitioner's new plans to depict where the well and septic locations are.

8:41PM Meeting Adjourned.

Note: Dottie spoke verbally to Sherry Grant (ZBA Admin. Sec.) and said that she (Dottie) will contact her (Sherry) early October to continue hearing with the ZBA.

Minutes by: Sherry Grant, Administrative Secretary