

(DRAFT)
Mendon Planning Commission Minutes
November 5, 2012

Present: Phil Douglas, Justin Lindholm, Neil Langer, Ernie Smalley, and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present. The October 1, 2012 Mendon Planning Commission Minutes were approved.

McDonough Subdivision Application: Charles McDonough was present. Teri indicated she telephoned each of the adjoining landowners who had appeared at prior hearings and left messages or spoke with the persons, to let them know that Mr. McDonough had received his wastewater permit and that the hearing on his application would resume on November 5, 2012 at 5:30 p.m. at the Mendon Town Office. She also e-mailed Mr. Dolphin the information after being unable to reach him by telephone.

Mr. McDonough provided Wastewater System and Potable Water Supply Permit WW-1-1257-1, dated October 16, 2012. The permit approves a two lot subdivision with Lot 1 comprising 9 acres with an existing 3-bedroom single family residence and attached 1-bedroom apartment over the garage and Lot 2 comprising 1 acre with an existing recreational building to convert to a 2-bedroom single family residence, subject to conditions stated in the permit.

The permit references plans entitled "Site Plan Waste Water and Water Supply System" and "Technical Plan", each dated June 30, 2012, received October 9, 2012 and approved October 16, 2012.

The permit approves Lots 1 and 2 for an on-site water supply from the existing drilled bedrock well, provided that the well is located as shown on the approved plans and is physically constructed in accordance with water supply regulations. Any land deed which transfers ownership of Lot 2 is to contain a legal easement entitling the owner the right to an uninterrupted supply of water, together with the right to enter Lot 1 for construction, repair, maintenance, inspection and other reasonable purposes regarding the water supply.

The permit approves Lots 1 and 2 for wastewater disposal by expansion and utilization of the in-ground wastewater disposal system depicted on the approved plans. The deed which establishes and transfers ownership of Lot 1 is to contain a legal easement which grants the owner the right to construct, maintain, and replace a wastewater system in the subject location, together with the right to enter upon the property for construction, inspection, maintenance and other reasonable purposes as may arise regarding the wastewater disposal system.

The permit provides that it is not valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer, signed and dated, that contains the specified certification language in the permit.

Mr. McDonough indicated he had recorded the permit in the Mendon Land Records, as required. He indicated that the Fabian Company is going to do additional work on the 7" culvert under the driveway, digging a 2' dry well with perforated sides and laying crushed stone, to improve

drainage. He has also planted bushes and small trees in the area recommended by the analyst from the Stormwater Program.

Ernie made a motion to approve the subdivision permit application, subject to the following conditions: the WW-1-1257-1 permit requirements are met, including the designer certification requirements; the final deed language is provided, including the easement language required by the permit; the recommendations set forth in the August 30, 2012 e-mail from Environmental Analyst Jenna Calvi are followed; and that the final survey depicts the acreage, including verification that Lot 2 comprises in excess of one acre, verification of the setbacks for the structures, and that the driveway to the second structure is established per the drawing. Phil seconded the motion and the motion carried.

The next meeting of the Mendon Planning Commission is scheduled for Monday, December 7, 2012 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones