

**Minutes of the
ZBA Board Review Committee on June 18, 2025
Kukulka Application for Conditional Use Permit**

As scheduled, the meeting of the Board Review Committee referenced in the attached Notice of Appointment dated June 10, 2025 began at approximately 5:40 pm on June 18, 2025. Present were Board Review Committee members Jack Kennelly, Harvey Zara and Teri Corsones.

Members reviewed the background to the Board Review Committee as detailed in the Notice of Appointment. They then reviewed the process of the site visit that they had conducted on June 12 in order to aid in their determination of whether the proposed Kukulka house will be visible from any vantage point as defined in Subsection 317(6) of the Mendon Zoning Regulations.

Members traveled together in one automobile along Park Lane, U.S. Route 4, Meadowlake Drive, Sherwood Drive, Terra Lane and Helvi Hill Road, noting whether the proposed house site was visible from any vantage points. Subsection 317(6) defines vantage points as “any point on a Class I or Class II public road or highway or any two points at least 500 feet apart on a Class III public road, from which the proposed development will be visible”.

Members also noted the considerations in the subsection regarding the relative importance of any vantage points including the number of affected vantage points, the volume of traffic using the affected roads or highways, the length of time that a project would be visible to motorists, and the project’s distance from affected vantage points.

Members also reviewed the standards that serve as the basis for guiding development within the Ridgeline Overlay District without an undue adverse visual impact. Members voted unanimously that the proposed house site is designed and situated such that it will very likely not be visible from any vantage points and if it is visible from any vantage points, it would be at such a distance and for such a brief amount of time that it would not have an undue adverse visual impact.

The Zoning Board of Adjustment will issue its decision regarding the subject Conditional Use Permit with findings of fact and conclusions of law within the requisite timeframe.

Dated - June 23, 2025

s/ John Kennelly

John Kennelly, Chair