

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
JANUARY 11, 2010

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino, Damon Tinio, Jim Quirk

Bill opens meeting at 7:05PM.

Board goes over Minutes of Meeting for December 14, 2009.

Barry makes motion to approve Minutes of Meeting for December 14, 2009 as written, Jim seconds, all approved.

Dick Skinner attends meeting to discuss the process for implementing new bylaws.

Afonso Realty submitted a letter asking for the release of funds for Round Meadow Brook Subdivision.

Damon makes motion to reduce the funds held in the revolving account for the engineering fees from \$2,238.00 to zero, John seconds, all approved.

7:30PM Bill opens the Site Plan Review Public Hearing for 3-5 Cape Road by reading the add published in the Milford Daily News.

Paul Truax from GLM Engineering gives a presentation about the site. He states that there will be 80 seats for the restaurant and 48 parking spaces.

Board goes over Bill Richard's recommendations with Paul. John McCarthy is the new owner of the property and he was in attendance.

Dick Skinner had a few questions as he is an abutter to the property.

Mark Poirier attended with questions pertaining to fire apparatus.

After much discussion and comments Barry makes motion to continue the Public Hearing to Monday, January 25, 2010 at 7:30PM, Damon seconds, all approved, Jim abstains.

Board signs mylars for Cook's Crossing.

Barry makes motion to close the meeting at 8:20PM, Damon seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
JANUARY 25, 2010

Present: Jim Quirk, Bill Ambrosino, Barry Iadarola, John Vandersluis, Damon Tinio

Bill opens meeting at 7:03PM.

Board goes over Minutes of Meeting for January 11, 2010.

Barry makes motion to approve the Minutes of Meeting for January 11, 2010; Jim seconds, all approved.

A correction needs to be made from the December 14, 2009 meeting notes to the spelling of Dale Pleau's name.

Board goes over the sign bylaw with members of the Zoning Bylaw Committee before it is submitted to the BOS for their approval.

7:30PM Bill opens the continuation of the Public Hearing for 3-5 Cape Road informing the board by reading the e-mail from the applicants engineer that they would like to have the public hearing continued to the next planning board meeting to be held on Monday, February 8, 2010.

Barry makes motion to continue the public hearing for 3-5 Cape Road to Monday, February 8, 2010 at 7:30PM, Jim seconds, all approved.

Board continues the discussion with the Zoning Bylaw Committee members the sign bylaw and the following sections that need to be cleaned up.

Section 1.01 Purpose
Section 1.02 Definition for structure
Section 1.04 Administration
Section 2.01 Lot, Yard and Coverage

Planning Board to present these sections to the Board of Selectmen pending Town Council's review.

John makes motion to have the Sign Bylaw and the 4 sections submitted to the Board of Selectmen one the corrections have been made and Town Council approves, Damon seconds, all approved.

Gail will check with Terry when the BOS set their meeting dates so that the Planning Board can post their meeting and have them up in the meeting room on the third floor.

Jim makes motion to adjourn meeting at 8:16PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
FEBRUARY 8, 2010

Present: Bill Ambrosino, Barry Iadarola, Damon Tinio, John Vandersluis, Jim Quirk

Bill opens meeting at 7:05PM

Board goes over Minutes of Meeting for January 25, 2010.

Barry makes motion to approve the Minutes of Meeting for January 25, 2010 as amended, Jim seconds, all approved.

Steve and Alanna Bodio sent letter to board to discuss taking down a partial section of the stone wall in the front of their house in order to do some work in yard and then replace stone wall. Because they live on a Scenic Road, 6 Miscoe Road, they need to have a public hearing. The board sets the public hearing for Monday, March 8, 2010 at 7:30PM in the Planning Board room.

Damon makes motion to set the Public Hearing for March 8, 2010 at 7:30PM; Jim seconds, all approved.

Board received letter from Atty. Consigli & Brucato for Afonso Realty requesting to have the bond for Round Meadow Brook Subdivision (Resthaven Rd) released. After some discussion John makes motion to release the bond for Round Meadow Brook Subdivision down to a balance of 0, Jim seconds, all approved. Letter to be sent to developer informing them of decision. Also memo to go to the Treasurer/Collector that bond has been released and developer will be contacting her shortly.

Bill Oncay appears before the board to discuss the new website and the contract. There will be a first payment of \$4123.50 and the website should be started within 30-60days.

Barry makes motion to accept the contract as written for the website and forward to the Board of Selectmen for their approval, Jim seconds, all approved.

Gail to ask Margaret if she has a copy of the Bicentennial Book from 1976 so pictures can be used on the website.

7:30PM Bill reopens continuation of Public Hearing for 3-5 Cape Road. Conservation Committee sent a short memo with one comment.

Rob Truax from GLM Engineering reviews the comments sent from Bill Richards of Cullinan Engineering with the board.

Rob presents a waiver request letter with two waivers.

Board wants a rendering of the building that was to have been presented to the board before the meeting. No rendering was presented before meeting.

Dick Skinner of 143 Hartford Avenue East had a few questions for Rob.

Damon makes motion to accept waiver as presented, John seconds, all approved. James abstains.

Damon makes motion to approve waivers as presented, Barry seconds, all approved. James abstains.

Damon makes motion to close the Public Hearing, John seconds, all approved. James abstains.

Damon makes motion to accept amended plan with conditions, John seconds, all approved. James abstains.

Everyone that comes before the Planning Board will be given a copy of the Planning Board Handbook and with any applications also a copy of Rules of Conduct.

John makes motion to send the Planning Board Handbook to the Board of Selectmen for their review, Damon seconds, all approved.

John makes motion to adjourn meeting at 8:30, Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
FEBRUARY 22, 2010

Present: Barry Iadarola, James Quirk, Bill Ambrosino

Absent: John Vandersluis, Damon Tinio

Bill opens meeting at 7:02.

Board goes over Minutes of Meeting for February 2, 2010, will hold until next meeting to make corrections.

Barry makes motion to review minutes at the next meeting, Jim seconds, all approved.

Barry makes motion to set Public Hearing date for the Zoning By-laws to Monday, March 15, 2010; Jim seconds, all approved.

81P Plan presented by Paul Atwood from Guerriere and Halnon Engineering for George Lefizancois 30 North Avenue. He presented a check for \$50.00. Board signed 3 copies. Gary Veccione attended meeting also.

Barry makes motion to approve 81P plan as presented, Jim seconds, all approved.

Barry makes motion to close meeting, Jim second, all approved.

Respectfully submitted:
James Quirk
Recording Secretary

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
MARCH 8, 2010

Present: Barry Iadarola, Bill Ambrosino, John Vandersluis, Damon Tinio

Absent: Jim Quirk

Bill open meeting at 7:04PM.

Board goes over Minutes of Meeting for February 8, 2010.

Barry makes motion to approve Minutes of Meeting for February 8, 2010 as amended, John seconds, all approved.

Board goes over Minutes of Meeting for February 22, 2010. Jim took the notes as Gail was not present for meeting and she had a couple of questions.

Barry makes motion to approve the Minutes of Meeting for February 22, 2010 as amended, John seconds, all approved.

Board discusses some issues concerning the 81P plan for Lot 2, 30 North Avenue that was presented at the February 22 meeting by Paul Atwood from Guerriere and Halnon.

7:30PM Bill opens the Scenic Road Public Hearing for 6 Miscoe Road by reading the article that was posted in the Milford Daily News.

Steve is asked exactly what section of the stonewall is to be taken down on his property.

Alan Tetreault, the Highway Surveyor attended meeting as he had some concerns about the water drainage and where the runoff was going to flow.

After some discussion about the drainage, Damon makes motion to approve the temporary removal of the section of stonewall at 6 Miscoe Road, on the Scenic Road for filling of property, John seconds, all approved.

Board discusses the issue of some still unaccepted roads. Gail to send memo to Dale asking if there has been any progress in trying to get them accepted.

John makes motion to close meeting at 7:55PM, Damon seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
MARCH 15, 2010

Present: Bill Ambrosino, John Vandersluis, Damon Tinio

Absent: Barry Iadarola, James Quirk

Bill opens meeting at 7:10PM

Board goes over Minutes of Meeting for March 8, 2010.

John makes motion to approve the Minutes of Meeting for March 8, 2010, Damon seconds, all approved.

7:30PM Bill opens Public Hearing for the Zoning Bylaws by reading article published in the Milford Daily News.

Bill reads letter sent by Bill Richards from Cullinan Engineering.

See attached list for attendance.

Board members went over each by-law with the Zoning By-law Committee and residents that attended the public hearing for any comments and changes they felt needed to be changed.

Damon makes motion to close the Public Hearing, John seconds, all approved.

Damon makes motion to accept the proposed Section 6, Sign By-law as amended, John seconds, all approved.

Damon makes motion to accept 1.01 Purpose of regulating the use of land, buildings and structures as amended, John seconds, all approved.

Damon makes motion to accept 1.02 Definitions as amended, John seconds, all approved.

Damon makes motion to accept 1.03 Delineation of Districts as amended, John seconds, all approved.

Damon makes motion to accept 1.04 Administration as amended, John seconds, all approved.

Damon makes motion to accept 2.01 Lot, Yard and Coverage Regulations Amendment, John seconds, all approved.

John makes motion to close meeting at 10:25PM, Damon seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
MARCH 22, 2010

MEETING CANCELLED

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
APRIL 12, 2010

Present: Bill Ambrosino, Barry Iadarola, John Vandersluis, James Quirk, Damon Tinio

Bill opens meeting at 7:02PM.

Board goes over Minutes of Meeting for March 22, 2010.

John makes motion to approve the Minutes of Meeting for March 8, 2010 as written, Damon seconds, all approved.

Fred Lapham from Shea Engineering presents an 81P for 30 Miscoe Road. John and Ute Gannett own the property. They are conveying L30A which is listed as not a buildable lot.

Damon makes motion to approve the 81P, Jim seconds, all approved.

Damon makes motion to close meeting at 7:30, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
APRIL 26, 2010

Present: Barry Iadarola, Jim Quirk, John Vandersluis, Bill Ambrosino, Damon Tinio and Bill Richard attend at 7:30.

Bill opens meeting at 7:10PM.

Board goes over Minutes of Meeting for 4-12-10.

Jim makes motion to approve Minutes of Meeting for 4-12-10 as written; John seconds, all in favor.

Joe Reed presented plans concerning the new Police Station. See attached sheet for attendance.

Alan Tetreault asks board for their opinion on a piece of property owned by the family. He was told that he should go to the ZBA concerning the division of the land at 160 Millville Street.

Board goes over final Decision for 3-5 Cape Road. After much discussion concerning violations the board decided to send the owner John McCarthy a letter stating the fact that the rendering and sign for the building has not been received and they must abide by all town rules.

Bernie and Doug Curtis attended the meeting to ask some questions concerning Sylvan Springs.

Dick Skinner presents board with reorganized zoning by-laws index and references.

Board discusses with Bill Richard about updating the Subdivision Rules and Regulations as well as rules for Site Plan Reviews.

Bill discusses with board the looks of the property at 123 Uxbridge Road. T & T Trailers has a lot of items and the area looks a mess.

Board discusses the extension for Sylvan Springs subdivision and that it ran out in January 2009. Gail to call Fred Lapham and tell him they need to refile, as he is the engineer for the project. Board will need a new set of plans and their construction schedule.

Board needs to keep an updated list of dates for subdivisions and when extensions expire.

Jim leaves meeting at 9:00PM.

After misc. discussions Damon makes motion to close meeting at 9:30PM, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
MAY 10, 2010

Present: Barry Iadarola, Jim Quirk, John Vandersluis, Bill Ambrosino, Damon attends at 7:35.

Bill opens meeting at 7:06PM

Barry makes motion to approve the Minutes of Meeting for April 26, 2010, Jim seconds, all in favor.

Bill reads report from Bill Richards concerning the new police station.

Bill informed members that the Chairman (A.J.Byrne) of the Master Plan Committee resigned and Bill recommends Dan Duplessis as Chairman. A.J. will now be the Vice Chairman.

John makes motion to appoint Dan Duplessis as Chairman of the Master Plan Committee, Jim seconds, all approved.

Barry makes motion to appoint A.J. Byrne as Vice Chairman, Jim seconds, all approved.

Board received a request from the Conservation Commission on storm water regulations that need to be written up and how to go about doing that.

Gail to send a memo to Linda Hawkes requesting that she attend their next meeting to give the board any information concerning storm water management. Also to contact Shirley Smith and any members of the Bylaw Committee that can attend meeting also.

The indexes that Dick Skinner presented to the board at the last meeting will be put in the back of the Zoning Bylaw book as a reference.

Barry makes motion to close meeting at 8:40, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman, Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
MAY 24, 2010

Present: Barry Iadarola, Jim Quirk, Bill Ambrosino, Damon Tinio

Absent: John Vandersluis

Bill opens meeting at 7:05PM.

Barry makes motion to approve the Minutes of Meeting for May 10, 2010 as written, Jim seconds, all approved.

Bill reads letter from the Historical Committee asking for their letter of recommendation for a grant that they are applying for.

Barry makes motion to send a letter of recommendation to the Historical Committee, Jim seconds, all approved.

Bill goes over the Planning Board's Rules of Procedure with the board. Bill added a Section 10 and update for form 7.

Damon makes motion to approve the Rules of Procedure for the Planning Board with updating Form 7 to be added, Jim seconds, all approved.

Board discusses the roads that still need to be accepted by the town. A letter needs to be sent to Dale Pleau asking for his update on the road acceptances and to reply to the board by the next meeting of June 14th.

Bill goes over the contract for Bill Richard's to work on the Subdivision Rules & Regulations.

Barry makes motion to accept the contract as written for Bill Richard, Jim seconds, all approved.

Planning Board reorganized as follows:

Jim makes motion to elect Bill Ambrosino as Chairman, Barry seconds, all approved.

Jim makes motion to elect Damon Tinio as Vice Chairman, Barry seconds, all approved.

Damon makes motion to elect Jim Quirk as Secretary, Barry seconds, all approved.

Planning Board sets the following meeting dates:

July 12, 2010
August 9 and 23
September 13 and 27.

Bill looks over 5 e-mails sent from residents that are interested in working on the Master Plan Committee.

Wilmer Ebersole from Mendon Woodcraft (70 Cape Rd) discusses expanding his business. After much discussion the board feels that he does not have to submit a Site Plan Review.

Bill thanks Mark Mortimer for his work on the Zoning Bylaw Committee. Mark resigned from the committee but will stay on the Master Plan Committee.

Board goes over the Table of Principal Use submitted by Shirley Smith from the Zoning Bylaw Committee. After much discussion the board feels more work needs to be done before they put it into the Zoning Bylaw book.

Board discusses with Alan Tetreault and the Zoning Bylaw Committee members who attended meeting that the Planning Board needs to write bylaws for the town Storm Water Management.

After some discussion concerning Willowbrook Lane, Gail to call Bill Richards to do an update bond estimate for our next meeting. The board received a letter from the Willowbrook residents asking to meet with the board concerning getting the roadway accepted by the town. Gail to notify residents that they are on the agenda for the June 14th meeting at 7:30PM.

Damon makes motion to have Bill Richards do an updated bond estimate on Willowbrook Lane, Jim seconds, all approved, Barry abstains.

Alan Tetreault discusses with the board the work going on at Sylvan Springs. He would like to get a construction schedule so they know what work is being done. Board to send a letter to Bruce Wheeler asking for the construction schedule for Sylvan Springs.

Bill discusses with the board of using the Form K from the Subdivision Rules & Regs for any new subdivisions that may be applied for.

Damon makes motion to close meeting at 8:46 PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman, Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
JUNE 14, 2010

Present: Barry Iadarola, Bill Ambrosino, John Vandersluis, Jim Quirk, Damon Tinio

Bill opens meeting at 7:00PM.

Jim Carty from the ZBA and members of the Historical Committee attend meeting to discuss the shop that is located up at Cobbler's Knoll. The owners of Cobblers Knoll are required to restore the building to its original state as stated in the deed when they deeded a parcel of land to the town. See attached list of attendance.

7:38PM The residents from Willowbrook Lane attend the meeting to discuss with the board when their road will be completed and when the town will be able to accept the road. After much discussion the board will send a letter to Mike Salvador, the developer asking for a schedule when he intends to complete the project. Barry abstains from all discussion as he works for Mike Salvador and is a resident of Willowbrook Lane.

Barry makes motion to approve the Minutes of Meeting for May 24, 2010 as written, Jim seconds, all approved.

Rick White, part owner of 3-5 Cape Road came in to discuss the rendering of the building for the new restaurant. Dick Skinner a resident who lives across the street asked some questions about cutting down trees that were not on their property. Rick White answered his concerns.

Board to send letter to John McCarthy that they have approved the rendering of the building for 3-5 Cape Road.

Dick Skinner again questioned the board on putting an Index into the Zoning Bylaw books. Board to review both indexes at their next meeting, one from the Zoning Bylaw Committee and the one presented by Dick.

Gail to send an e-mail to Bill Richard asking for a report of completed inspections for Sylvan Springs. The owner did not respond to the board's letter asking for a work schedule for the subdivision. Paperwork was sent to the board but did not answer their request for a schedule.

Board discusses all the signs located at 123 Uxbridge Road. There are too many signs and no permits have been pulled for them. Board to send letter asking the owner to attend their next meeting to discuss the property.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
JUNE 28, 2010

Present: Barry Iadarola, John Vandersluis, Jim Quirk, Bill Ambrosino

Absent: Damon Tinio

Bill opens meeting at 7:03PM.

Board goes over Minutes of Meeting for June 14, 2010.

Barry makes motion to approve the Minutes of Meeting for June 14, 2010 as written, John seconds, all approved.

Board goes over letter from Mike Salvador giving an update on when he intends to finish Nipmuc Estates (Willowbrook Lane). Barry abstains from all discussion. A copy of his letter is to be mailed to all the residents of Willowbrook Lane. The board finds his explanation is acceptable.

Bill goes over briefly with the board a vacant building by-law that was sent from another town for the board to review. Board will give to the Zoning By-law Committee and have then check into it.

Board is informed that Tony Fraga of 57 Park Street has not fulfilled the requirements of putting back a stonewall that was taken down on his property which is a Scenic Road, and a letter will be sent to request his attendance at their next meeting to discuss and also to have a drawing of what he intends to replace.

Board was also informed that Atty. Wozniak has extended his parking area without appearing before the planning board as required. Letter to be sent to Atty. Wozniak asking him to attend the next Planning Board meeting concerning the parking situation, storm water issues and no buffer zone.

Bill Richards attends meeting to bring an update on recommendations for the Zoning By-laws and also work completed to update the Subdivision Rules and Regulations.

There was some discussion on issues up at Sylvan Springs Subdivision with Bill Richards.

Barry makes motion to close meeting at 8:50PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
JULY 19, 2010

Present: Barry Iadarola, Jim Quirk, John Vandersluis, Bill Ambrosino, Bill Richards

Absent: Damon Tinio

Bill opens meeting at 7:08PM.

Board goes over the Minutes of Meeting for June 28, 2010.

Jim makes motion to approve the Minutes of Meeting for June 28, 2010 as written; Barry seconds, all approved.

Gail informs board that Tony Fraga has not responded to letter from the planning board.

Shirley Smith requested to be on the agenda for Aug. 9th to discuss the Storm Water Management by-law that the Zoning By-law Committee has been working on.

A letter needs to be sent to Atty. Wozniak from 159 Hartford Avenue East requesting he attend the next meeting concerning issues with parking on his property.

Bill Richards handed out copies of the first draft of the Subdivision Rules and Regulations that he has been updating for the board.

7:30PM Abe Rosenfeld attends meeting to discuss his property at 21-23 Cape Road. It was first presented as a business subdivision when first approved. Then a few years later he presented the board with a 55 and over subdivision, which had been approved. Because of the economy it is not feasible to keep as a 55 and over, but is requesting that he again change it back to a 13-lot business subdivision. After much discussion a public hearing was set for Monday, August 23, 2010 at 7:30PM.

7:50PM Mark Wenger appears before the board to discuss the property at 123 Uxbridge Road, T& T Trailers. There are major safety concerns as it is on a busy state road and there are no parking spaces on the property. After much discussion the board is requesting some type of drawing with parking spaces to be included and to attend the next meeting on August 9, 2010.

Gail to check to see if any permits have been pulled for their signs, buildings, etc for 123 Uxbridge Road for the next meeting.

Gail informed board that someone from the board needs to be appointed to the CMRPC.

Barry makes motion that Bill Ambrosino be the delegate to CMRPC; Jim seconds, all approved.

Board continues going over the Subdivision Rules & Regulations with Bill Richards of Cullinan Engineering to see if any changes need to be made.

Bill Richards requests a list of members with their e-mails and Bill's information will be e-mailed to all the members as well.

Brian Massey applied to the board that he is interested in being on the Master Plan Committee. Gail to send application to the BOS for their approval.

John makes motion to appoint Brian Massey to the Master Plan Committee, Jim seconds, all approved.

Barry makes motion to close meeting at 9:15PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
AUGUST 9, 2010

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino, Damon attends at 7:20PM.

Absent: Jim Quirk

Bill opens meeting at 7:05PM.

Board goes over Minutes of Meeting for July 19, 2010.

Barry makes motion to accept Minutes of Meeting for July 19, 2010 as written; John seconds, all approved.

Bill reads a letter from Delphic Associates addressed to the Historical Commission concerning the Cobbler's Shack.

Tony Fraga from 79 Park Street attends meeting to discuss with the board why the stonewall in front of his house has not been repaired yet. Tony told the board that he has some relatives that will be working on the wall this coming Saturday and the following Saturday to complete it.

Board discusses width of roads in subdivisions for safety vehicle accessibility. They feel 25' wide road is not wide enough for safety vehicles to get by if there is parking on both sides of the streets. They will check with public safety on width requirements.

The board discussed having 1 bond estimate every 2 years for the subdivisions being worked on until they are completed.

Bill makes a recommendation to the board that they revisit the Zoning By-laws and the Subdivision Rules & Regulations every year.

Gail to add index that Dick Skinner presented to the board as a fill in for the Zoning By-laws.

Shirley Smith and Bob Sweet from the Zoning By-Law Committee attend the meeting to go over the Storm Water By-laws that were drawn up.

Atty. John Wozniak had not responded to a letter sent from the board to attend the meeting so the board wants another letter sent but this time the letter is to be certified.

Damon makes motion to send a copy of the Stormwater By-law to Bill Richards to review; John seconds, all in favor.

Barry makes motion to close meeting at 8:35PM; John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
AUGUST 23, 2010

Present: John Vandersluis, Barry Iadarola, Bill Ambrosino, Damon Tinio, Jim Quirk

Bill opens meeting at 7:05PM.

Board goes over Minutes of Meeting for August 8, 2010.

Barry makes motion to approve Minutes of Meeting for August 8, 2010 as amended; John seconds, all approved. Jim abstains.

Board to remind Bill Richards that they want 28 feet for primary road in the Subdivision Rules and Regulations.

Scott Lanzetta submitted a letter for Sylvan Springs explaining what they would be working on at the site. See attached letter.

Shirley Smith, Bob Sweet and Patrick Doherty attended the meeting to go over the Wireless Communications Facility By-law.

After much discussion Barry makes motion to set a Public Hearing date for Monday, September 27, 2010 at 7:30 to present the following by-laws: Subdivision Rules and Regulations, Stormwater Management By-law and the Wireless Communications Facility By-law; Damon seconds, all approved.

Shirley and Gail asks the board to consider revisiting having an Accessory Apartment By-law that was shot down previously. There are no by-laws in our books concerning accessory apartments. After some discussion the board gave the Zoning By-law Committee permission to look into the by-law.

Jim Quirk discusses with the board that Rebecca's restaurant is looking into signing a lease in another town and asked board if there was anything they could do to get all parties together and try to work out the problems of the septic system at 1 Maple Street in order for her to stay in Mendon

and not move her restaurant out of town. After much discussion it is felt that they have no jurisdiction on the issue and therefore will not be able to do anything. The board is willing to attend a Board of Selectmen meeting to help in discussion of coming up with a solution to the problem. Fred Lapham from Shea Engineering informed the board that the issue is now under the jurisdiction of the Department of Environmental Protection.

Fred Lapham from Shea Engineering discussed with the board issues at Sylvan Springs Subdivision and the board told him that they need a revised plan with the changes that are being made and the plans have to comply with the Definitive Plans presented at the Public Hearing.

Fred also discussed with the board that Lot 2 which was to be in phase 3 of the project if they could change it to be in phase 1 instead. After some discussion the board agreed.

Damon makes motion to amend the Definitive Plan to take L2 out of phase 3 and put into phase 1; Jim seconds, all approved.

Fred Lapham from Shea Engineering presented some recommendations for the updating of the Subdivision Rules and Regulations. The board went over the recommendations and will pass them on for Bill Richards review.

Gail to call Bill Richards and ask him to attend the Planning Board's next meeting on September 13, 2010 with the update on the Subdivision Rules and Regulations.

Damon makes motion to adjourn meeting at 8:55PM; Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
SEPTEMBER 13, 2010

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino, James Quirk, Damon Tinio, Bill Richard

Bill opens meeting at 7:12PM.

Barry makes motion to approve the Minutes of Meeting for August 23, 2010 as written, John seconds, all approved.

Walter Lewinski from Andrews Survey & Engineering, Inc submits Definitive Plans for a 10-lot subdivision called Nipmuc Commerce Park. The address is 21-23 Cape Road and is owned by Abram Rosenfeld.

Board sets meeting dates for October 4, 2010 and October 18, 2010.

Barry makes motion to set the Public Hearing for Nipmuc Commerce Park on October 4, 2010 at 7:30PM, Jim seconds, all approved.

Damon makes motion to set the Public Hearing for Nipmuc Commerce Park on October 18th if not able to get add in paper for September 17th, Barry seconds, all approved.

Damon makes motion to set the following meeting dates: November 8th and 22nd and December 6, 2010; Jim seconds, all approved.

Mark Wenger of 123 Uxbridge Road appeared before the board to discuss the parking issues at his business address. He presented a sketch of parking spaces and explained that he would have a better plan for either the September 27th or October 4th meeting for finalizing the parking area.

Atty. John Wozniak attended the meeting to discuss with the board his parking issues at 159 Hartford Avenue East. After much discussion the board is requesting that he take out the parking space near the road and put a 6 foot wide buffer 18-20 feet long. Atty. Wozniak agreed with the board and is having Walter Swift do some excavating at the address.

Board again discussed signs at Kevin Meehan's car dealership at 20 Uxbridge Road. It is discussed that a letter needs to be sent informing him of the town sign by-laws that state temporary signs can only be on premises for 30 days and that he can either apply for permanent signs or take them down.

Board goes over the updates Subdivision Rules and Regulations with Bill Richards before the public hearing on Monday, September 27th.

Gail informs board that Abram Rosenfeld has a balance in his bond account from his previous subdivision called Grist Mill. Gail will contact the treasurer/collectors office and inform the board at the next meeting on the status of the bond.

Damon makes motion to close the meeting at 9:10PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MEETING MINUTES
SEPTEMBER 27, 2010

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino, Jim Quirk, Bill Richards

Absent: Damon Tinio

Bill calls meeting to order at 7:05PM.

Board goes over Minutes of Meeting for September 13, 2010.

John makes motion to approve the Minutes of Meeting for September 13, 2010 as amended, Barry seconds, all approved.

It was discussed that Mike Salvador had not paid the engineering bill for Nipmuc Estates so the board is sending him a letter requesting payment.

Gail informed board that there is not enough money in the engineering account to pay the bill that was submitted. The board previously had \$10,000 in the engineering account but that amount was brought down to only \$5,000 and the bill is for \$5,756. Bill to submit a transfer request to the Finance Committee for the extra \$756.

Fred Lapham from Shea Engineering presented an 81P plan for 131 Providence Street. The land which is owned by Linda Varney and they are cutting out a 2.5 acres with house out of a 40 acre lot.

John makes motion to approve the 81P plan for 131 Providence Street, Jim seconds, all approved.

7:30PM Bill opens the Public Hearing for the Wireless Communication By-law by reading the article from the Milford Daily News.

Liana Moore goes over all the items that were changed and made corrections on items that needed to be corrected.

See attached list of residents attending the public hearing.

Barry makes motion to continue the Public Hearing until after the Public Hearing for the Subdivision Rules and Regulations at 8PM, Jim seconds, all approved.

8:00PM Bill opens the Public Hearing for the Subdivision Rules and Regulations by reading the article from the Milford Daily News.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations after the completion of the Public Hearing for the Wireless Communications By-law, John seconds, all approved.

8:01PM Barry makes motion to reopen the Public Hearing for the Wireless Communications By-law, Jim seconds, all approved.

After much discussion on the Wireless Communications By-law Jim makes motion to close the Public Hearing at 8:20PM, John seconds, all approved.

8:22PM Barry makes motion to reopen the Public Hearing for the Subdivision Rules and Regulations, Jim seconds, all approved.

Fred Lapham from Shea Engineering joined in the discussion for the regulations.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, October 4, 2010 at 8:15PM, Jim seconds, all approved.

Jim makes motion to close the meeting at 9:15PM, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
OCTOBER 4, 2010

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino, Jim Quirk, Damon Tinio, Bill Richard

Bill opens meeting at 7:05PM.

Board goes over Minutes of Meeting for September 27, 2010.

Barry makes motion to approve Minutes of Meeting for September 27, 2010 as written, John seconds, all approved.

Board discussed to have a Public Hearing for the Wireless Communication By-law, as notice was not sent to surrounding towns. The Public Hearing will be held on Monday, November 8, 2010 at 7:30PM.

Bill informs board that he has to ask for a transfer of money from the Finance Committee, as we do not have enough money for the engineering bill. There is only \$5,000 in the Engineering Account and the bill from Cullinan is for \$5,756.00.

Bill informs board that the web site should be up and running in a couple of weeks.

7:30PM Bill opens the Public Hearing for Nipmuc Commerce Park Subdivision by reading the article published in the Milford Daily News located at 21-23 Cape Road.

Walter Lewinsky from Andrew's Survey and Engineering Inc presents the plans for Nipmuc Commerce Park.

Board goes over the waiver request list with Walter Lewinsky.

Damon makes motion to continue the Public Hearing for Nipmuc Commerce Park Subdivision in order to reopen the public hearing for the Subdivision Rules and Regulations at 8:15, Barry seconds, all approved.

8:15PM Bill reopens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

Barry makes motion to continue the public hearing for the Subdivision Rules and Regulations after the public hearing for Nipmuc Commerce Park, Jim seconds, all approved.

8:16PM Barry makes motion to reopen the Public Hearing for Nipmuc Commerce Park, Damon seconds, all approved.

Board continues going over the waiver request list.

Waiver #4 and #10 are on hold until Walter Lewinsky gets more information on the requirements.

Phillip Bisaga of 121 Hartford Avenue East asks the board on what type of buildings will be built on the properties. Board informs Mr. Bisaga that it will be taken up at the time of the Site Plan reviews for each individual lot when the time comes.

Barry makes motion to continue the Public Hearing to Monday October 18, 2010 at 7:30PM, Damon seconds, all approved.

8:35PM Bill reopens the Public Hearing for the Subdivision Rules and Regulations.

John makes motion to continue the Public Hearing for the Subdivision Rules and Regulations until Monday November 18, 2010 at 8PM, Barry seconds, all approved.

Damon informs the board that work being done at 3-5 Cape Road was not what was approved at the Public Hearing. Bill Ambrosino will visit the site and inform the board of his findings at the next meeting.

Jim makes motion to close the meeting at 8:45PM, Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
OCTOBER 18, 2010

Present: Bill Ambrosino, John Vandersluis, Jim Quirk, Bill Richard

Absent: Barry Iadarola, Damon Tinio

7:00PM Bill opens meeting.

Board reviews Minutes of Meeting for October 4, 2010.

John makes motion to approve the Minutes of Meeting for October 4, 2010 as written, Jim seconds, all approved.

Board needs to do a follow up on Mike Salvador, as he has not paid for engineering bill. John Vandersluis informed board that he had spoken with Mike and that he would be paying bill as soon as he could.

Abram Rosenfeld has a review bill for engineering account and he said he will pay half up front and the other half when he starts work on project.

John makes motion to allow Abram Rosenfeld to pay half or review fee now and the other half when he starts project, Jim seconds, all approved.

7:30PM Bill reopens continuation of Public Hearing for Nipmuc Commerce Park at 21-23 Cape Rd.

Board reviews the waiver list again. After much discussion they have to stop as continuation of another public hearing needs to be reopened.

John makes motion to continue public hearing until after open and continue public hearing for the Subdivision Rules and Regulations are reopened and continued, Jim seconds, all approved.

8:06PM Bill reopens public hearing for the Subdivision Rules and Regulations.

John makes motion to continue the public hearing for the Subdivision Rules and Regulations after the continuation of the public hearing for Nipmuc Commerce Park, Jim seconds, all approved.

8:07PM Bill reopens public hearing for Nipmuc Commerce Park and board continues discussion on the waiver requests.

The following waiver requests were each voted on.

John makes motion not to grant waiver #1, Section 3.3.2.22.1, Jim seconds, all approved.

Jim makes motion not to grant waiver #2, Section 3.3.2.23, John seconds, all approved.

Jim makes motion to grant waiver #3, Section 4.1, John seconds, all approved.

Jim makes motion to grant waiver #4, Section 4.10 with condition of having 1 sidewalk, John seconds, all approved.

Jim makes motion to grant waiver #5, Section 4.15.6, John seconds, all approved.

Jim makes motion to grant waiver #6, Section 4.15.8.3, John seconds, all approved.

Jim makes motion to grant waiver #7, Section 4.15.9, John seconds, all approved.

Jim makes motion to grant waiver #8, Section 4.15.9.2.3, John seconds, all approved.

Jim makes motion to grant waiver #9, Section 4.15.9.3, John seconds, all approved.

Jim makes motion to grant waiver #10 with condition of no grass strip between sidewalk and curb and having one sidewalk, John seconds, all approved.

Jim makes motion not to grant waiver #11, Section 5.2.8, John seconds, all approved.

Jim makes motion to grant waiver #12, Section 5.2.10, John seconds, all approved.

Jim makes motion to grant waiver #13, Section 5.3.3.2.1 with condition of having a gated access to the retention basin, John seconds, all approved.

Jim makes motion not to grant waiver #14, Section 5.3.4, John seconds, all approved.

Jim makes motion to grant waiver #15 with the condition that a site plan review be held on each individual lot when sold or rented, John seconds, all approved.

Jim makes motion to continue the Public Hearing for Nipmuc Commerce Park to Monday, November 8, 2010 at 7:45PM, John seconds, all approved.

8:30 Bill reopens Public Hearing for the Subdivision Rules and Regulations.

Peter Denton attends public hearing and had a couple of comments and questions for the board on Section 5.2.1.1.

After much discussion John makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, November 8, 2010 at 8:15PM, Jim seconds, all approved.

Jim makes motion to close the meeting at 9:10PM, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
NOVEMBER 8, 2010

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino, Jim Quirk, Damon Tinio

Bill opens meeting at 7:10PM.

Board goes over Minutes of Meeting for October 18, 2010.

John makes motion to approve the Minutes of Meeting for October 18, 2010 as written; Jim seconds, approved with Barry and Damon abstaining.

Board sets the following meeting dates:

January 10 & 24th
February 7 & 28
March 14 & 28
April 11 & 25
May 9 & 23
June 13 & 27

John makes motion to set the meeting dates as stated; Jim seconds, all approved.

Bill goes over with the board a letter from Dale Pleau about complaints of developer performing work at Northbridge Road, Sylvan Springs subdivision before 7:00am. Gail had shown letter to Bill Ambrosino and was told to send a letter to the owner of Sylvan Springs stating that they are not to work before 7:00am.

Dick Skinner attends meeting to ask about the appendix for the new Zoning By-laws. The appendix is at the back of the book as an insert.

Shirley Smith discusses with the board some sign issues in the town. Douglas Flea Market has a sign on a resident's property and was told they are not supposed to put it there. They claim the resident said it was all right. A member of the board spoke with the resident and he claims he does

not want it there. Board to send letter to the owner of the flea market that the sign needs to be taken down and not put back again according to the by-laws.

7:30PM Bill opens the Public Hearing for the Wireless Communication By-law by reading the article posted in the Milford Daily News.

Chief Ernie Horn attends meeting to recommend language be put in about having public safety being able to have access to the tower without any charge. By-law committee members attending and the planning board members thought it was a good idea. Liana Moore to incorporate the wording for public safety access into the by-law under #4.

After much discussion John makes motion to continue the public hearing to Monday, December 6th at 7:30PM, Damon seconds, all approved.

8:00PM Bill opens the continuation of the Public Hearing for Nipmuc Commerce Park Subdivision. Bill informs board that he received an official e-mail requesting that they continue the Public Hearing to their next meeting.

John makes motion to accept e-mail and to continue the Public Hearing for Nipmuc Commerce Park Subdivision to Monday, November 22, 2010 at 7:30PM; Jim seconds, approved with Damon and Barry abstaining.

8:15PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations. The board starts reviewing from page 6.

Fred Lapham attends hearing with a few recommendations for the board.

Gail to e-mail Bill Richard on the following two items to see what his recommendations are:

- 3.3.2.19 (page 16) if it should be kept in and
- 3.3.2.23 (get rid of word, curb lines, under d) on page 18.

Barry makes motion to continue Public Hearing to Monday, November 22, 2010 at 8:00PM, Damon seconds, all approved.

Barry makes motion to adjourn meeting at 9:00PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
NOVEMBER 22, 2010

Present: Barry Iadarola, Jim Quirk, John Vandersluis, Bill Ambrosino

Absent: Damon Tinio

Bill opens meeting at 7:00PM.

Board goes over Minutes of Meeting for November 8, 2010.

Jim makes motion to approve the Minutes of Meeting for November 8, 2010 as written; John seconds, all approved.

Bill informs the board that the town gains 1 extra hour in help for the board for every CMRPC meeting he attends.

Doug and Bernadette Curtis of 104 Northbridge Street attends meeting to make a complaint of early activity at the Sylvan Springs Subdivision located across from their address. They explained to the board that they start work before 7:00AM. Board has already sent a letter to the owner about not starting before 7.

Bill informs the board that no one can come in off the street and speak to the board if there is to be any deliberation on the board's part. A letter needs to be sent to all the engineering companies stating that they now have to make an appointment to be on the agenda if they are presenting an 81P plan that the board has to vote on.

Rich Corcoran attends the meeting to discuss what can be done so that he can access his property on 34 Quissett Road as the property is on a scenic road and a public

hearing needs to be posted. After much discussion Rich told the board that he would hold off until early spring.

7:30PM Bill continues the Public Hearing for Nipmuc Office Park.

Board received request from Walter Lewinsky to have the Public Hearing continued to their next meeting, as updated plans would not be ready for their meeting.

Barry makes motion to accept the request for continuation of Public Hearing to December 6, 2010 at 8:00PM, John seconds, all approved.

Bill reads e-mail from Shirley Smith concerning Nipmuc Office Park and the water situation.

Jack Grenga, Chairman for the Board of Health attends meeting and discusses with the board the water and sewer situation.

Jim Quirk discusses with the board about what could be done to keep Rebecca's in town, as she has been court ordered to close her restaurant by December 31st. Jim was approached by the Board of Selectmen to ask the planning board for their help. Jack Grenga discussed with the board that they have a failed septic system and the issue is now under the state.

8:00PM Bill continues the Public Hearing for the Subdivision Rules and Regulations. They had left off at page 18 and continue to page 24.

Jim makes motion to continue the Public Hearing to December 6 at 8:30PM, John seconds, all approved.

8:30PM Peter Mirageas attends meeting to discuss with the board what issues are pending for Strawberry Hill Estates. He is representing Mr. & Mrs. Roland Montigney who is in the process of buying out the other two owners of the property. Board discusses what issues were left. He was given a copy of the decision and will contact the planning board when they are ready to proceed.

Jim makes motion to adjourn meeting at 8:49PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
DECEMBER 6, 2010

Present: Barry Iadarola, John Vandersluis, Damon Tinio, Bill Ambrosino

Absent: Jim Quirk

Bill opens meeting at 7:02PM.

Board goes over Minutes of Meeting for November 22, 2010.

Barry makes motion to approve the Minutes of Meeting for November 22, 2010 as written; John seconds, all approved, Damon abstains.

Bill signs bill for Cullinan Engineering.

Gail informs board that Atty. John Wozniak of 157 Hartford Avenue East has not completed the landscaping and parking situation on his property. After some discussion the board to send another letter asking when he plans to add the buffer zone to the front of the property.

John Nenart, Survey Manager for Guerriere and Halnon and his client Harry Ohannesian came before the board to discuss properties at 147, 149 and 163 Hartford Avenue East and what they would like to put as businesses on the property.

7:30PM Bill opens continuation of Public Hearing for the Wireless Communication. Zoning By-law Committee asked that the public hearing be continued to the next meeting, as one of the members could not attend.

The board received a letter from the law office of Robinson & Cole for their client Verizon Wireless. Board reads the letter and after much discussion wants to send a copy to Liana Moore from the bylaw committee and Atty. David Abbott for their input concerning the town by-law.

Barry makes motion to continue the Public Hearing until Monday, January 10, 2011 at 7:30 PM, John seconds, all approved.

8:00PM Bill opens the continuation of the Public Hearing for Nipmuc Commerce Park Subdivision.

Gail informs board that there is not enough money in the revolving account to pay the Cullinan bill so a letter needs to be sent to Abram Rosenfeld for the excess amount.

Board received another e-mail from Walter Lewinski asking for another continuation of the public hearing.

John makes motion to continue the public hearing to Monday, January 10, 2011 at 7:45PM, Damon seconds, all approved.

8:30PM Bill opens continuation of Public Hearing for the Subdivision Rules and Regulations.

Barry makes motion to continue the public hearing to Monday, January 10, 2011 at 8:00PM; John seconds, all approved.

8:35PM Barry makes motion to close the meeting at 8:35PM, Damon seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant