

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**  
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**MINUTES OF MEETING**  
**AUGUST 10, 2015**

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

Absent: Damon Tinio

Bill opens the meeting at 7:05PM.

John makes motion to approve the Minutes of Meeting for June 22, 2015 as written; Barry seconds, all approved.

Mary Irons attended the meeting with a few questions on what she needs to do now that Modification to Definitive Plans was approved for 91A Providence Street.

Bruce Dubeau appeared for 90 Park Street to ask about repairing a stone wall as it is on a Scenic Road. Board feels it is not really a stone wall so therefore does not need a public hearing.

John makes motion to allow Bruce to remove trees that were already taken down which was approved by the Tree Warden and to rebuild the wall; James seconds, all approved.

A letter will be sent to Bruce Dubeau that the board approved taking the trees down and also rebuild the wall.

Taniel Bedrosian submitted a letter asking for a bond reduction for Strawberry Hill Estates. Jeff Walsh submitted a report to the board that would leave \$6,000 in the bond.

Barry makes the motion to release \$69,000 from the bond to leave a balance of \$6,000 for Strawberry Estates; John seconds, all approved.

Fred Lapham requests a Public Hearing for Sylvan Springs. There is no meeting on August 24, 2015 so the board approved setting a public hearing on the contingency that all the paper work is brought to Gail by August 27, 2015.

James makes the motion to set a public hearing date for the Modification to a Definitive Plan for Sylvan Springs for Monday, September 28, 2015 at 7:30PM on the contingency that Fred Lapham submits all paperwork to Gail by Thursday, August 27, 2015; John seconds, all approved.

7:30PM Jesse Johnson submits an application for a Site Plan/Special Permit application, public hearing for 148 North Avenue for solar.

Barry makes motion to set the public hearing for a Site Plan/Special Permit for 148 North Ave on Monday, September 14, 2015 at 7:30PM; James seconds, all approved.

Board discusses Cobbler's Knoll road acceptance and what needs to be completed before they can be accepted. Jeff Walsh gave an update on what they have to complete.

James makes motion to close meeting at 8:00PM; John seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant