

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 9, 2012

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

Bill opens meeting at 7:10PM.

Board sets meeting dates for February.

Jim makes motion to set February 6th and 27th as meeting dates, John seconds, all approved.

7:15PM Paul Hutnak from Shea Engineering submits Definitive Plans for 18 Washington Street.

John makes motion to hold a Public Hearing for 18 Washington Street – Birch Alley Acres on Monday, February 27, 2012 at 7:30PM, Jim seconds, all approved.

7:17PM Harry O'Hannesian submits an 81X plan for 147, 149 and 163 Hartford Avenue East taking out the lot lines and making one parcel. Harry will use 147 as the official address for the convenience store and later the gas station. Board does not need to sign the plans.

Barry makes motion to approve the Minutes of Meeting for December 10, 2011 as written; John seconds, all approved. Jim abstains.

8:00PM Bill opens 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 to Tuesday, January 24, 2012; John seconds, all approved.

Barry makes motion to close the meeting at 8:05, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
JANUARY 24, 2012

Present: Barry Iadarola, Bill Ambrosino, John Vandersluis, Damon attends at 7:15PM

Absent: Jim Quirk

Bill opens meeting at 7:02PM.

John makes motion to approve the Minutes of Meeting for January 10, 2012 as written; Barry seconds, all approved.

Mark Allen presents an 81P plan for 41 Bellingham Street owned by Linda Varney. One lot to be cut out of 30 acre lot for family member to build a home.

John makes motion to approve the 81P plan for 41 Bellingham Street; Barry seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

Damon makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, February 6, 2012 at 7:30PM; John seconds, all approved.

John Nenart from Guerriere and Halnon Engineering presents an 81P for L2B Powers Road in Mendon. Most of the property is known as 332 Mendon Street Upton, MA. Just a small piece is in Mendon.

Damon makes motion to approve the 81P for L2B Powers Rd, John seconds, all approved, Barry abstains.

Board sets March 12th and March 26th for their meeting dates for March.

Bob Poxon from Guerriere and Halnon Engineering submits a Site Plan Review for 1 Millville Street. Property is owned by Kevin Meehan and will be a convenience store and gas station.

Damon makes motion to set a public hearing date for Monday, March 12, 2012 at 7:30PM; John seconds, all approved.

Shirley Smith from the Zoning By-Law Committee presents new by-laws and by-laws that need to be amended to the board so they can set a public hearing date.

Damon makes motion to set the Public Hearing for the following Zoning By-laws for Monday February 27, 2012 at 8:00PM, John seconds, all approved.

Adding Section 6.01 - Motor Vehicle Service Stations

Adding Section 2.07 – Wireless Communications Facilities

Amending the following:

Section 1.02 (h), Definitions – delete the second sentence

Section 1.06 – Provisions for Applying for a Special Permit, delete first Paragraph

Section 2.01 – Lot, Yard, and Coverage Regulations – replace with new Section

Section 2.06 – Sign By-law Amendments

Section 3.04 – Open Space Communities By-law; delete the last line in (e) (ii)

Section 5.02 – Delete all of Affordable Housing Overlay District

Board signs final decision for 147 Hartford Avenue East.

Barry makes motion to close the meeting at 8:47PM, John seconds, all approved.

Respectfully submitted:

Gail L. Wellman

Administrative Assistant

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MINUTES OF MEETING
FEBRUARY 6, 2012

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino, Damon Tinio attends at 7:25.

Absent: Jim Quirk

Bill opens meeting at 7:05PM

John makes motion to approve the Minutes of Meeting for 1-24-12; Barry amends motion to approve Minutes of Meeting for 1-24-12 with typo errors; John seconds, all approved.

Shirley from the Zoning By-law Committee presents the following by-laws that the committee has been working on:

Section 3.01 and 4.01 to be deleted and replaced with new Section 3.01
Amend Section 1.03
Highway Business District
Section 2.03 – Parking Regulations – delete old and add updated section

7:30PM Bill opens the continuation of the Subdivision Rules and Regulations.

Jeff Walsh from Graves Engineering out of Worcester attended the hearing to give input on wording of some of the regulations.

After completing the updates it is felt that all we need is to update and print out a new copy of the Subdivision Rules and Regulations for the board to accept and sign at their next meeting.

Damon makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, February 27, 2012 at 7:15PM, John seconds, all approved.

Damon makes motion to close the meeting at 8:55PM, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
FEBRUARY 27, 2012

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

Bill opens meeting @ 7:05PM.

Barry makes motion to approve the Minutes of Meeting for February 6, 2012 as written; John seconds, all approved.

Board goes over letter from Alan Tetreault concerning Freeman Place. A letter is to be sent to Alan that the board is in support of his actions pertaining to Freeman Place.

A letter needs to be sent to Chief Ernie Horn and the Board of Selectmen asking to get the following roads accepted by the town. The roads are: Deer Hill Road, Leone Lane, Lowell Drive, Springbrook Court, Millbrook Drive and Freeman Place.

Board goes over letter sent to Judy Leonelli for the ZBA concerning a sign on North Avenue. Board sees no issue on taking the sign mentioned down.

7:15PM Bill reopens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

After some discussion on a few corrections to be made the board was informed that there are three forms missing that should be in the regulations.

Barry makes motion to close the public hearing, Jim seconds, all approved.

Jim makes motion to approve the updated Subdivision Rules and Regulations with the revised date of February 27, 2012 amended to include the three forms that are currently missing; Barry, seconds, all approved.

7:30PM Bill opens the Public Hearing for Birch Alley Acres by reading the add printed in the Milford Daily News.

Paul Hutnak from Andrew's Survey and Engineering located in Uxbridge presents the plans for 18 Washington Street. He would like to discuss with the board comments that Jeff Walsh from Graves Engineering had concerning the plans before making any changes to the plans. Jim abstains from the discussion.

Barry makes motion to continue the Public Hearing to Monday, March 12, 2012 at 8:00PM; John seconds, all approved. Jim abstains.

8:00PM Bill opens the Public Hearing for the Zoning By-laws. Shirley Smith presents the changes that are to be made. The following attendees asked questions concerning the changes:

Bob Poxon – 5 Asylum Street
Jane Lowell – 40 Millville Street
Amy Dewitt – 10 Ashkins Drive
Peter Denton – 39 Thayer Road

The following sections were discussed:
Section 6.01 – Motor Vehicle Service Stations
Adding Section 2.07 Wireless Communications Facilities

Amending the following:
Section 1.02
Section 1.06
Section 2.01
Section 3.04
Section 5.02

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

John votes to approve the by-laws as amended, Damon seconds, all approved.

9:00PM Shirley Smith and Liana Moore present new by-law changes that need to be completed.

Damon makes motion to set the Public Hearing for Monday, March 26, 2012 at 7:30PM; Jim seconds, all approved.

Damon makes motion to close the meeting; Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

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MINUTES OF MEETING
MARCH 12, 2012

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

Bill opens meeting at 7:15PM.

Barry makes motion to approve the Minutes of Meeting for February 27, 2012 as written, John seconds, all approved.

Board sets meeting dates for April 9th and April 23rd.

Board goes over memo from the Highway Department concerning storm water information needed. Board to send memo requesting Linda attend their next meeting so they can discuss issues.

7:30PM Bill opens the Site Plan Public Hearing for 1 Millville Street owned by Kevin Meehan by reading article posted in the Milford Daily News.

Bob Poxon from Guerriere & Halnon presents proposed plans for the convenience store and new gas station.

Jeff Walsh from Graves Engineering goes over report he wrote concerning the plans presented to the board.

7:59M Barry makes motion to continue the public hearing to 8:02PM so they can continue the public hearing for 18 Washington St., Jim seconds, all approved. Jim abstains.

8:00PM Bill opens the continuation of the Public Hearing for Birch Alley Acres Subdivision located at 18 Washington Street.

Bill reads letter received from Andrews Engineering requesting hearing be continued to next meeting date.

Barry makes motion to accept request for continuation of Public Hearing for 18 Washington Street

to Monday, April 23, 2012 at 7:30PM, Jim seconds, all approved.

8:02PM Barry makes motion to continue the Public Hearing for 1 Millville Street, John seconds, all approved. Jim abstains.

Bob Poxon continues the discussion of issues concerning the presented plans.

Damon makes motion to approve the waiver of having snow storage that should not be in sight lines of property, John seconds, all approved. Jim abstains.

Damon makes motion to close the Site Plan Public Hearing for 1 Millville Street, John seconds, all approved. Jim abstains.

Damon makes motion to approve the plans as amended and agreed upon during the Public Hearing, John seconds, all approved. Jim abstains.

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

Respectfully submitted:
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Administrative Assistant

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MINUTES OF MEETING
MARCH 26, 2012

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

Bill opens meeting at 7:10PM.

Barry makes motion to approve the Minutes of Meeting for March 12, 2012 as written; John seconds, all approved.

An 81P was presented by Lawney Tinio for 13 North Avenue.

Barry makes motion to approve the 81P for 13 North Avenue, John seconds, all approved. Damon abstains.

Board discusses letter sent by Fred Lapham of Shea Engineering asking for an updated bond value for Sylvan Springs Subdivision.

7:30PM Bill opens the Public Hearing for the Zoning By-Laws by reading the advertisement posted in the Milford Daily News.

Board goes over the following by-laws:

Section 1.02
Section 1.03
Section 1.05
Section 1.06
Section 2.03 tabled until continuation of public hearing
Section 2.06
Section 3.01
Section 4.01

Damon makes motion to continue the public hearing to Monday, May 7, 2012 at 7:30PM; John seconds, all approved.

Damon makes motion to set a Public Hearing date of Monday, May 7, 2012 at 8:00PM for the following by-law changes:

Delete section 1.06(f) in its entirety

Delete section 1.06(g) in its entirety

Delete section 1.05(d) in its entirety

Delete section 2.04 in its entirety

Delete section 3.03 in its entirety

Delete section 4.01 in its entirety

Jim seconds, all approved.

Barry makes motion to close the meeting at 8:30PM, Jim seconds, all approved.

Respectfully submitted:

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Administrative Assistant

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MINUTES OF MEETING
APRIL 23, 2012

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

Bill opens meeting at 7:05PM.

John makes motion to approve the Minutes of Meeting for March 26, 2012 as written; Jim seconds, all approved.

Board reviews decision for 1 Millville Street and then all sign, Jim abstains.

Walter Vitalini and Brian Bridges appear before the board concerning issues on a piece of land located on Morrison Drive. After much discussion a letter is to be sent to the Assistant Building Inspector asking for a site visit and a cease and desist letter if necessary. The owner is violating a covenant that was placed on the property.

Jim makes motion to send letter to the Assistant Building inspector requesting the site visit for the Grey property on Morrison Drive; Damon seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for Birch Alley Acres subdivision located at 18 Washington Street.

Paul Hutnak from Andrew's Engineering presented revised plans from comments from Graves Engineering. Paul presented a set of waiver requests.

Board goes over waiver requested: see attached.

Barry makes motion to set the next meeting date for Monday, May 21, 2012; John seconds, all approved.

John makes motion to continue the Public Hearing for Birch Alley Acres to Monday, May 21, 2012 at 7:30PM; Damon seconds, all approved.

Definitive Plans were submitted to the board on Thursday, April 19, 2012 for the Cox Farm Estates located at 34 George Street.

Damon makes motion to set the Public Hearing date for Monday, May 21, 2012 at 8:00PM; Jim seconds, all approved.

Barry makes motion to close the meeting at 8:40PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
MAY 7, 2012

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

Bill opens meeting at 7:07PM.

Barry makes motion to approve the Minutes of Meeting for April 23, 2012 as written; John seconds, all approved.

Ian Davies attended meeting to discuss with board the possibility of building a two family home in back of Royal Fireside located at 149 Uxbridge Road. After some discussion it was felt that he would need to go to the ZBA for a variance.

Bill discusses that CMRPC will be attending the next meeting to discuss the Blackstone Valley Prioritization Project. Board to invite someone from the BOS, ZBA and BOH.

Barry makes motion to set meeting dates of June 11th and June 25th; Jim seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for Zoning By-laws from the March 26th meeting.

Bill opens the Public Hearing for Zoning By-laws by reading the advertisement published in the Milford Daily News.

See attached list of residents attending meeting.

9:00PM John makes motion to continue the public hearing for the Zoning By-laws to 9:10PM; Jim seconds, all approved.

9:10PM Fred Lapham from Shea Engineering attends meeting to request the board approve for Sylvan Springs Subdivision a passbook account in the amount of \$305,000 so that they can submit a request for lot releases. The board approved request and they need to submit paperwork when it has been completed.

9:10PM Bill reopens the continuation of the two public hearings for the Zoning By-laws.

Jim leaves meeting at 9:35PM.

Damon makes motion to approve the deletions of the following:

Section 1.06 (f) and (g), 1.05 (d), 2.04, 3.03 and 4.01; Barry seconds, all approved.

Damon makes motion to delete and replace the following:

Section 1.03 replace with new 1.03
Section 3.01 delete and replace as amended
Section 1.02 (a) delete and replace
Section 1.02 (b) delete
Section 1.05 (b, c & d) delete
Section 1.06 (e) delete

Barry seconds, all approved.

Barry makes motion to close the public hearing for the March 26th by-laws; John seconds, all approved.

Damon makes motion to close the public hearing for the May 7, 2012 by-law changes; John seconds, all approved.

Damon makes motion to close the meeting at 10:15PM, Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
MAY 21, 2012

Present: Barry Iadarola, John Vandersluis, James Quirk, Damon Tinio attends at 7:20; William Ambrosino attends at 7:20.

Barry opens the meeting at 7:02PM.

James makes motion to approve the Minutes of Meeting for May 7, 2012 as written, John seconds, all approved.

81P is presented by Bob Poxon from Guerriere and Halnon for Harrington Street owned by Ercole Sabatinelli.

John makes motion to approve the 81P for Harrington Street, James seconds, all approved.

Brian Bridges attends meeting to ask about an update on the issues at 4 Morrison Drive. It was determined that the Planning Board did not have any jurisdiction over the covenant. That is between the owner of the Subdivision and people who have bought parcels in the subdivision.

Fred Lapham from Shea Engineering submits letter to the board asking for lot releases for the Sylvan Springs Subdivision. They are asking for 5 lots to be released. After some discussion the board had to stop and open up a continuation of a public hearing at 7:30PM.

7:30PM Bill opens the continuation of the Public Hearing for Birch Alley Acres on 18 Washington Street. The engineer for the project has once again not shown up to the meeting.

Damon makes motion to continue the public hearing to Monday, June 11, 2012 at 7:30PM, John seconds, all approved. A letter will be sent to Andrews Engineering stating the fact that no one showed for the meeting for a second time and that there was neither a phone call nor letter asking for a continuation.

Board continues discussion with Fred Lapham about the lot release request for Sylvan Springs. After more discussion the board approves the 5 lot releases.

Damon makes motion to approve the release of lots 1, 2, 52, 53 and 54 for the Sylvan Springs subdivision with the restrictions that were discussed and to be written at the end of Form H that needs to be filled out, James seconds, all approved.

Bill informs the board about the discussion later on the Blackstone Valley Prioritization Project to be held at 8:30PM.

8:00PM Bill opens the Public Hearing for the Definitive Plans for the Cox Farm Estates located at 34 George Street by reading the advertisement in the Milford Daily News.

Bob Poxon from Guerriere and Halnon Engineering presents the 16 lot subdivision plans.

See attached list of residents attending the hearing. After much discussion the board continues the public hearing.

John makes motion to continue the Public Hearing for the Cox Farm Estates Subdivision to Monday, June 11, 2012 at 8:00PM; Barry seconds, all approved.

Damon leaves meeting at 8:45PM.

8:50 PM The boards meet with CMRPC to discuss the Blackstone Valley Prioritization Project. The Board of Selectmen, Mike Goddard, Mike Ammendolia and Lawney Tinio attend the meeting as well. Ann Mazar is in attendance also.

Vera from CMRPC is the spokesperson for the project.

Barry makes motion to close the meeting at 9:45PM, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
JUNE 25, 2012

Present: Barry Iadarola, John Vandersluis, James Quirk, William Ambrosino,
Damon Tinio attends at 7:30.

Bill opens meeting at 7:10PM.

Barry makes motion to approve the Minutes of Meeting for June 11, 2012 as written;
James seconds, all approved.

Fred Lapaham presents an 81P for 51 North Avenue. The parcel is owned by Conrad
Beliveau.

John makes motion to approve the 81P for 51 North Avenue; Barry seconds, all
approved.

Fred Lapham discusses a retaining wall to be built at the Sylvan Springs Subdivision.
After some discussion it is decided that the planning board will need updated plans.

7:30PM Bill reopens the continuation of the public hearing for Birch Alley Acres
located at 18 Washington Street.

Paul Hutnak from Andrew's Engineering presents the plans for the subdivision and
the waivers that were requested.

After some discussion they voted on the following waivers:

Damon makes motion to grant waiver 3.3.2.22.1, John seconds, all approved.

Damon makes motion to grant waiver 4.10; John seconds, all approved.

Damon makes motion to grant waiver 4.15.9.2.3, John seconds, all approved.

Damon makes motion to grant waiver 4.15.9.2.4, John seconds, all approved.

Damon makes motion to grant waiver 4.15.9.3, John seconds, all approved.

Damon makes motion to grant waiver 5.1.3, John seconds, all approved.

Damon makes motion to grant waiver 5.3.2.19 & 5.2.10, John seconds, all approved.

Damon makes motion to grant waiver 5.3.3.2.1, John seconds, all approved.

John makes motion to approve the Definitive Plans for the Birch Alley Acres Subdivision located at 18 Washington Street; Barry seconds, all approved, James abstains.

Board set August 20th for Planning Board meeting.

James makes motion to close meeting at 7:55PM, Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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Present: Barry Iadarola, John Vandersluis, Jim Quirk, Bill Ambrosino, Damon Tinio attends at 7:45PM.

Bill opens the meeting at 7:05PM.

John makes motion to approve the Minutes of Meeting for May 21, 2012 as written; Jim seconds, all approved.

Board sets July 9, 2012 for the July meeting.

7:30PM Bill opens the continuation of a public hearing for Birch Alley Acres located at 18 Washington Street.

Bill reads letter from Andrew's Engineering requesting a continuation of the public hearing to their next scheduled meeting as they are meeting with the Conservation Commission on Wednesday, June 6, 2012.

Barry makes motion to accept the letter requesting an extension to their next meeting date of Monday, June 25, 2012 at 7:30PM, Jim seconds, all approved.

Fred Lampham from Shea Engineering attends meeting to discuss a subdivision on land owned by Wayne Kimball.

8:00PM Bill opens the continuation of the public hearing for the Cox Farm Estates located t 34 George Street.

Bob Poxon presents updated plans.

Please see attached sheet of attending residents.

Jeff discusses items from his review list with the board. Item #8 was most important.

The following residents asked questions about the subdivision:

Bruce Clifton – 54 George Street
Mike Fearing – 46 George Street
Don Morin – 36 Crestview Drive

Jeff was asked by the board to do a complete review of the Definitive Plans for the Cox Farm Estates. He stated that he will have the report for their next meeting to be held on Monday, June 25, 2012.

Damon makes motion to continue the Public Hearing for Cox Farm Estates to July 9, 2012 at 7:30PM; Barry seconds, all approved.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

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MINUTES OF MEETING
JUNE 25, 2012

Present: Barry Iadarola, John Vandersluis, James Quirk, William Ambrosino, Damon Tinio attends at 7:30.

Bill opens meeting at 7:10PM.

Barry makes motion to approve the Minutes of Meeting for June 11, 2012 as written: James seconds, all approved.

Fred Lapham presents an 81P for 51 North Avenue. The parcel is owned by Conrad Beliveau.

John makes motion to approve the 81P for 51 North Avenue; Barry seconds, all approved.

Fred Lapham discusses a retaining wall to be built at the Sylvan Springs Subdivision. After some discussion it is decided that the planning board will need updated plans.

7:30PM Bill reopens the continuation of the public hearing for Birch Alley Acres located at 18 Washington Street.

Paul Hutnak from Andrew's Engineering presents the plans for the subdivision and the waivers that were requested.

After some discussion they voted on the following waivers:

Damon makes motion to grant waiver 3.3.2.22.1, John seconds, all approved.

Damon makes motion to grant waiver 4.10; John seconds, all approved.

Damon makes motion to grant waiver 4.15.9.2.3; John seconds, all approved.

Damon makes motion to grant waiver 4.15.9.2.4; John seconds, all approved.

Damon makes motion to grant waiver 4.15.9.3; John seconds, all approved.

Damon makes motion to grant waiver 5.1.3; John seconds, all approved.

Damon makes motion to grant waiver 5.3.2.19 & 5/2/10; John seconds, all approved.

Damon makes motion to grant waiver 5.3.3.2.1; John seconds, all approved.

John makes motion to approve the Definitive Plans for the Birch Alley Acres Subdivision located at 18 Washington Street; Barry seconds, all approved; James abstains.

Board set August 20, 2012 for Planning Board meeting.

James makes motion to close meeting at 7:55PM; Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

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MINUTES OF MEETING
JULY 9, 2012

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

Absent: Damon Tinio

Bill opens meeting at 7:17PM.

John makes motion to approve the Minutes of Meeting for 6-25-12 as written; Jim seconds, all approved.

Bill discusses with the board Mike Salvador not completing the roadway at Willowbrook Lane. The board had given him until 6-30-12 to complete roadwork.

After much discussion it was stated that a letter is to be sent to the Building Department and the Board of Selectmen that no permits shall be issued to Mr. Salvador until roadwork on Willowbrook Lane is completed.

Also a letter needs to be sent to Mike Salvador stating that if the roadwork is not up to code by October 1st that the board will start the process of pulling the bond.

John makes motion to send letter to Mike Salvador that if the roadwork is not up to code by October 1st that the board will start the process of pulling the bond; Jim seconds, all approved, Barry abstains.

Bill informs board that Liana Moore is resigning from the Zoning By-law Committee.

7:30PM Bill opens the continuation of the public hearing for Pond Meadow Estates formerly called Cox Farm Estates.

Bob Poxon presents some issues that he could not get resolved by this meeting. There are some issues needed to get resolved with Alan Tetreault the Highway Surveyor.

Bob gives the board a copy of the letter he received from the Division of Fisheries and Wildlife concerning issues on 34 George Street.

Jeff Walsh from Graves Engineering states that there is a site distance issue with this development.

Bill reads letter from the Fire Department concerning the water cisterns.

Bill reads letter from Bob Poxon giving the board an extension to September 13, 2012 for their written decision.

John makes motion to accept the extension request letter to September 13, 2012; Jim seconds, all approved.

Barry makes motion to continue the public hearing for Pond Meadow Estates to Monday, August 20, 2012 at 7:30PM; John seconds, all approved.

Dick Skinner attends meeting to apologize to the board about the Zoning By-laws that were passed over at the Town Meeting. He thought it was best to vote to pass over instead of voting them down. That way they could be brought back sooner than the two year wait it would normally take if they were voted no.

John makes motion to adjourn the meeting at 8:35PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
AUGUST 20, 2012

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

Bill opens meeting at 7:01PM.

John makes motion to approve the Minutes of Meeting for July 9, 2012 as written; Barry seconds, all approved.

Barry makes motion to set the following meeting dates of September 10, 2012, September 24, 2012 and October 22, 2012; John seconds, all approved.

Dick Skinner presents a couple of proposed changes for the Sign By-Law to the board.

7:30PM Bill opens the continuation of the Public Hearing for Pond Meadow Estates.

Bob Poxon from Guerrierre and Halnon presents changes made to the plans per report from Jeff Walsh engineer for Graves Engineering.

Bob suggests that he, Jeff and board make a site distance visit to the property at 34 George Street. They would like to have Alan Tetreault, Highway Surveyor and Howie Phipps, the Mendon Tree Warden attend the site walk as well. Gail to call Alan and Howie to ask if they could attend the site meeting.

Barry makes motion to set the meeting date for Friday, August 24, 2012 at 2:30PM at 34 George Street; Jim seconds, all approved. Gail to post meeting for Friday, August 24, 2012 at 2:30PM at 34 George Street.

Damon makes motion to continue the Public Hearing for Pond Meadow Estates on Monday, September 10, 2012 at 7:30PM; Jim seconds, all approved.

8:00PM Fred Lapham from Shea Engineering appeared before the board to discuss the tests pits at Strawberry Hill Estates. After some discussion Fred was told to bring updated plans with the changes and the board would then set a Public Hearing date for changes to the plans that were previously approved.

Lawney Tinio, a member of the Board of Selectmen and Atty. Joseph Antonellis requested time to discuss an issue concerning a piece of property off Miscoe Road owned by Mr. Philbrick. After discussion the planning board had no issues with the roadway.

Bill McHenry of 86 Blackstone Street, Mendon introduced himself as the Affordable Housing Coordinator for the Town of Mendon. He has applied for a position on the Master Plan Committee.

Shirley Smith attends meeting to discuss with the board an Inclusionary By-Law. Zoning By-law Committee to further prepare the by-law before a public hearing can be set.

Jim Quirk brings to the attention of the board a company that other towns use to inspect plans for businesses like gas stations. It was stated that the discussion should be with Chief Ernie Horn as that concerns the Fire Department.

Barry makes motion to close the meeting at 8:40PM; John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
SEPTEMBER 10, 2012

Present: Barry Iadarola, Bill Ambrosino, Jim Quirk, John Vandersluis, Damon Tinio attends at 7:20PM, Jeff Walsh

Jim makes motion to approve the Minutes of Meeting for August 20, 2012 as written; John seconds, all approved.

Kelly from the Mendon-Upton Warriors Booster Club would like to know if they need a special permit from the planning board to hang banners on the fence facing the street at Miscoe Hill School. Gail to call Kelly and ask her to attend the next meeting so the board may discuss some issues.

7:30PM Bill reopens the continuation of the Public Hearing for Pond Meadow Estates.

Bob Poxon from Guerriere & Halnon Engineers informs the board that the corrections were made to the Definitive Plans that were discussed with the board and from the Plan Review list at their Site Plan visit at 34 George Street. Every concern was addressed to the satisfaction of the board.

A waiver is granted from the requirement of 4.15.9 to allow the proposed street to provide access to sixteen (16) open space development lots. On a separate plan presented to the Board, the same road layout was shown to be able to provide access to eight (8) conventional development lots.

Damon makes motion to approve the waiver #6 on the list, John seconds, all approved.

Damon makes motion to approve the waiver request from a double sidewalk to a single sidewalk on the southerly side of the subdivision; Jim seconds, all approved.

John make motion to approve the Minutes of the Site Visit on August 24,2012 as amended; Barry seconds, all approved.

Members of the Historical Commission attended the meeting to discuss the house located at 34 George Street and a demolition permit that was pulled. The Commission told the board they have concerns about the house at 34 George St., restrictions on developments with open space and what the historical districts would be.

Jim makes motion to approve the Definitive Plans for Pond Meadow Estates contingent on the waivers that were discusses; John seconds, all approved.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
SEPTEMBER 24, 2012

Present: Barry Iadarola, Bill Ambrosino, John Vandersluis, Damon attends at 7:45PM

Absent: James Quirk

Bill opens meeting at 7:02PM.

John makes motion to approve the Minutes of Meeting for September 10, 2012 as written; Barry seconds, all approved.

Mr, Richard Skinner asked the board if the Zoning By-Laws will be posted on the web site.

7:30PM Fred Lapham appears before the board concerning Strawberry Hill Estates. He is requesting a waiver on the retention/detention system for the road. A public hearing needs to be set as this is a change to the Definitive Plans that were previously approved by the board.

Barry makes the motion to set the public hearing for Strawberry Hill Estates to consider a Modification to the Definitive Plans for Monday, October 22, 2012 at 7:30PM; John seconds, all approved.

Gordon Scott and Kelly from the Mendon-Upton Warriors Booster Club attends meeting to discuss the possibility of hanging banners at the Miscoe Hill school. They are asking for a Special Permit.

Damon makes motion to set a public hearing date for the Special Permit for Monday, October 22, 2012 at 8:00PM, John seconds, all approved.

Board sets the following meeting dates: Monday, November 5th and Monday, November 19th.

John makes motion to close the meeting at 8:30PM, Damon seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
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MINUTES OF MEETING
OCTOBER 22, 2012

Present: Barry Iadarola, James Quirk, Bill Ambrosino

Absent: John Vandersluis, Damon Tinio

Bill opens meeting at 7:05PM.

Board discusses Sylvan Springs Subdivision might need an updated Bond Review and also need to receive letter for an extension. Fred Lapham informs board that a bond review was completed a few months ago. Gail to check the file if there was one completed.

7:30PM Bill opens the Public Hearing for Strawberry Hill Estates by reading add that was published in the Milford Daily News.

Fred Lapham presents the original plans and then explains the changes that needed to be done.

See attached list of attending residents.

Residents that asked questions were:

Mark Mortimer of 14 Vincent Road
Joe Cronin of 17 Vincent Road
Dan Labastie of 12 Vincent Road

Barry makes motion to continue the Public Hearing until 8:15PM; Jim seconds, all approved.

8:00PM Bill opens the Special Permit Public Hearing for a Sign Permit by reading add that was published in the Milford Daily News. The Mendon-Upton Warriors Booster Club is looking to hang banners on the fence located at Miscoe Hill School located on North Avenue.

The residents of 136 North Avenue had a few concerns on the valuation of their property if there were a lot of banners posted.

Barry makes motion to continue the Public Hearing for a Special Permit for signs to Monday, November 5, 2012 at 7:30PM; Jim seconds, all approved.

8:15PM Bill reopens the continuation of the Public Hearing for Strawberry Estates Subdivision.

Jeff reviews the suggestions he has made with the board and Fred Lapham. Desheng Wang discusses with the board and residents the new drainage change that is being made.

Bill mentions receiving a letter from the Mendon Fire Department concerning putting in a 30,000 gallon tank. Mr. Montigney stated that he would consider it.

Board goes over the three waivers that are being requested.

Jim makes motion to approve the waiver to allow the outermost edge of retention areas to be less than the required 100' setback from a roadway; Barry seconds, all approved.

Barry makes motion to approve the waiver: Upon completion of construction of the drainage facilities located on Lot 4 and a portion of Lot 50B and at the discretion of the Planning Board or its' agent, if gaps are created by the removal of mature trees (trees greater than 6" in diameter, measured 4 feet above the ground) within 20 feet of the northerly property line of land of Cronin and land of Richard, evergreen trees no less than 4 feet in height shall be planted.: Jim seconds, all approved.

Barry makes motion to approve the waiver to allow the freeboard to be less than the required 3 feet between the detained water level (asking for 1 foot of freeboard) and the top of the embankment during peak design for Basin #2 so that it will allow the basin to blend with the existing topography and surrounding vegetation; Jim seconds, all approved.

Barry makes motion to continue the Public Hearing for Strawberry Estates to Monday, November 5, 2012 at 8:00PM; Jim seconds, all approved.

See attached list of requests.

Tyrone and Chris appear before the board to discuss 16 and 28 Cape Road and what type of business could be built there. After some discussion it was decided that they would attend the next meeting on Monday November 5, 2012.

Barry makes motion to close the meeting at 9:10PM; all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MEETING MINUTES
NOVEMBER 5, 2012

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

Absent: James Quirk

Bill opens meeting at 7:05PM.

Barry makes motion to accepting the Minutes of Meeting for September 24, 2012 as written; John seconds, all approved.

7:30PM Bill opens the continuation of the Special Permit Public Hearing for a sign.

After some discussion, Barry makes motion to approve the 32SF signs that cannot be hung longer than 90 days at a time; John seconds, all approved, Damon abstains.

John makes motion to close the public hearing, Barry seconds, all approved. Damon abstains.

Board again discusses the issue at Willowbrook Lane. Bill is to send the Board of Selectmen a letter asking if they want to take the bond and have Alan finish the road. Barry abstains.

8:00PM Bill opens the continuation of the public hearing for Strawberry Estates.

Barry makes motion to continue the Public Hearing for Strawberry Estates Subdivision due to plan revisions not completed to Monday, November 19, 2012 at 7:45PM; John seconds, all approved, Damon abstains.

John makes motion to close the meeting at 8:15, Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
NOVEMBER 29, 2012

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

Bill opens the meeting at 7:05PM.

Barry makes motion to approve the Minutes of Meeting for 11-5-12 as amended; John seconds, all approved.

Need to send Bill e-mail to remind him for written decisions for Special Permit for sign and for the Cox Farm Estates.

Barry makes motion to approve the Minutes of Meeting for 10-22-12; James seconded, all approved, Damon abstains.

Board goes over routing slips for businesses send by BOS.

7:30PM Byron Andrews and Rob St. John from Andrews Engineering presents plans for a new building at 10 Southwick Street and are requesting a Public Hearing be held for the Site Plan Review.

Damon makes motion to set the Public Hearing for the Site Plan Review for 10 Southwick Street on Monday, December 10, 2012 at 7:30PM; James second, all approved.

7:45PM Bill opens the continuation of the Public Hearing for Strawberry Estates.

Fred informs board the minor changes made to the plans.

Alan sent notice that he was ok with HDPE pipe.

James makes motion to close the Public Hearing; Barry seconds, all approved, John and Damon abstain.

Barry makes motion to approve the revised plans for Strawberry Estates with the three waivers discussed; James seconds, all approved, John and Damon abstains.

An 81P is presented to the board by Fred Lapham of Shea Engineering for 13 Asylum Street.

John makes motion to approve the 81P for 13 Asylum St., Barry seconds, all approved.

James makes motion to close the meeting at 8:25PM, Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
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James Quirk

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MINUTES OF MEETING
DECEMBER 10, 2012

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

Bill opens meeting at 7:05PM.

Jim makes motion to approve the Minutes of Meeting for 11-29-12; John seconds, all approved.

Barry makes motion to set January 14, 2013 and January 28, 2013 for meeting dates; John seconds, all approved.

John makes motion to set February 11, 2013 and February 25, 2013 as meeting dates; Jim seconds, all approved.

An 81P is presented to the board by Gary Smith for Larry Pearson owner of L 7 Quissett Road.

John makes motion to approve the 81P for L7 Quissett Road; Jim seconds, all approved.

7:30PM Bill open the Site Plan Review Public Hearing for 10 Southwick Street by reading the notice published in the Milford Daily News.

Rob St. John (not with Andrews Engineering) presents to the board the plans for the 80x120 building. See attached list of residents attending the meeting.

Paul Hutnack, Engineer for Andrews Engineering explains the septic system.

Rachel Becker of 55 Asylum St., Tom Becker of 55 Asylum St., and Cheryl Connally of 57 Asylum Street had a few questions.

Damon makes the motion to close the public hearing, John seconds, all approved.

Jim makes motion to approve the Site Plan Review for 10 Southwick Street; John seconds, all approved.

Bob Poxon from Guerriere & Halnon submits a request for a Site Plan Review Public Hearing for 23 Cape Road for a 4 pump gas station.

Barry makes motion to set the Public Hearing date for Monday, January 14, 2013 at 7:30PM; Jim seconds, all approved.

Shirley Smith presents Zoning By-law changes to the board for review and to have a public hearing.

Barry makes motion to set the Public Hearing date for Monday, January 14, 2013 at 8:00PM; Jim seconds, all approved.

Jim makes motion to close the meeting at 8:25PM; John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant