

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 14, 2013**

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

Bill opens meeting at 7:05PM.

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

7:30PM Bill opens the Site Plan Review Public Hearing for 25 Cape Road by reading the advertisement posted in the Milford Daily News.

Bob Poxon presents the plans for the 4 gas pumps. Doug Kempton was the only abutter to attend the hearing with questions.

Barry makes a motion to continue the public hearing to Monday, January 28<sup>th</sup> at 6:45PM; Jim seconds, all approved.

Meeting for January 28<sup>th</sup> will be set at 6:30PM instead of the usual 7:00PM.

8:00PM Bill opens the Public Hearing for Zoning By-Law changes and additions by reading the advertisement posted in the Milford Daily News.

Shirley Smith and Patrick Doherty went over each by-law. Dick Skinner had questions concerning a few of the by-law wordings.

John makes motion to continue the Public Hearing to Monday, February 11, 2013 at 7:30PM; Jim seconds, all approved.

Barry 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**

**MINUTES OF MEETING**  
**JANUARY 28, 2013**

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

Bill opens the meeting at 6:30PM.

Barry makes motion to approve the Minutes of Meeting for January 14, 2013 as written; Jim seconds, all approved.

LID program was cancelled for tonight because of the weather. Program to be presented on Monday, February 25, 2013 at 7:00PM.

6:45PM Bill opens the continuation of the Public Hearing for the Site Plan Review on 25 Cape Road. Bob Poxon sent e-mail requesting continuation to the Planning Board's next meeting.

Barry makes motion to accept the letter requesting the continuation of the Public Hearing to the next meeting date; John seconds, all approved.

Barry makes motion to continue the Public Hearing to Monday, February 11, 2013 at 6:45PM; Jim seconds, all approved.

Jim makes motion to close the meeting at 6:50PM; 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**  
**FEBRUARY 11, 2013**

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

Absent: Damon Tinio

Bill opens meeting at 6:30PM.

Barry makes motion to approve the Minutes of Meeting for January 28, 2013 as written; John seconds, all approved.

Jim suggests that the board has a monthly meeting with all boards to discuss issues.

Jeff Walsh is asked to do a full bond estimate for 34 George St., Pond Meadow Estates.

6:45PM Bill opens the continuation of the Public Hearing Site Plan Review for 25 Cape Road.

Bob Poxon goes over the revisions to the plans on 25 Cape Road.

Barry makes motion to close the Public Hearing and approve the plans for the Site Plan Review for 25 Cape Road as submitted; John seconds, all approved.

It is noted that the plans have an address of 23 Cape Road. Plans need to be corrected with the address of 25 Cape Road.

Board reviews letter from the Historical Committee concerning the house located at 34 George Street.

7:30 PM Bill opens the continuation of the Public Hearing for the Zoning By-laws.

Mike Ammendolia attends public hearing from the Board of Selectmen.

Board reviews the following Zoning By-laws:

Section 1.02  
Section 1.03  
Section 2.03  
Section 3.01

After some discussion Jim makes motion to approve Section 1.02, 1.05,1.06,2.04 and 2.05; John seconds; all approved.

Jim makes motion to approve Section 1.03 Delineation of Districts as written; John seconds, all approved.

Jim makes motion to approve Section 2.03 Off Street Parking and Loading as amended; John seconds, all approved.

Jim makes motion to approved Section 3.01 Uses of Land and Structures as amended; John seconds, all approved.

Jim makes motion to approved the following changes:

Correct omission of article number, delete title, and rename as Article III Use Regulations.  
Rename Article IV, Business District as Article IV, Site Plan Review.  
Delete Section 4.01.

John seconds, all approved.

John makes motion to close the Public Hearing for the Zoning By-laws; Jim seconds, all approved.

Barry makes motion to adjourn meeting; 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**  
**FEBRUARY 25, 2013**

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

Bill opens meeting at 6:35PM.

Barry makes motion to approve the Minutes of Meeting for February 11, 2013 as written; Jim seconds, all approved.

Brian Bridges attends meeting to discuss with the board issues concerning 4 Morrison Drive. After much discussion a letter needs to be sent to the owner of the property because there is a change of use. Board goes over prohibited uses.

John makes motion to send a letter to Jim Gray concerning the property; Jim seconds, all approved.

Gail to e-mail Brian Bridges a copy of the letter.

Tim Aicardi attends meeting concerning this issue also. Tim is to send a Cease and Desist letter to Jim Gray stating no work until he contacts the Planning Board.

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

Jim makes motion to close the meeting at 7L30PM; 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**  
**MARCH 11, 2013**

Present: Barry Iadarola, Bill Ambrosino, Jim Quirk, John Vandersluis, Damon Tinio attends at 6:55PM.

Bill opens meeting at 6:30PM.

Jim makes motion to approve the Minutes of Meeting for February 25, 2013 as written; Barry seconds, all approved.

Brian Bridges attends meeting to discuss the issue at Morrison Drive. Brian was e-mailed letters that were sent to the property owner from the Planning Board and the Building Department. Fred Lapham attends meeting for his client that own the Morrison Drive property.

Brian was informed that the Planning Board attorney is looking into the change of use for the property and what triggers a Site Plan Review.

7:00PM Scott Millar makes a slide presentation on Low Impact Development. He is with the Planning and Development Office. Questions followed the presentation.

Bob Poxon attends the meeting to have the Planning Board sign the mylars for the Pond Meadow Estates subdivision that was approved in December.

Jim makes motion to close the meeting at 8:25PM; 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**

METTING MINUTES FOR  
MARCH 25, 2013

**MEETING CANCELLED**

**NO QUORUM**

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 8, 2013

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

Absent: Damon Tinio

Bill opens meeting at 6:30PM.

Jim makes motion to approve the Minutes of Meeting for March 11, 2013 as written; Barry seconds, all approved.

Board sets May 6<sup>th</sup> and May 20<sup>th</sup> for meeting dates.

Brian Bridges attends meeting to see if any more information was available on 4 Morrison Drive.

Fred Lapham attends meeting for owner of property. Bill asks Fred to produce a list of approved uses for the property. The discussion also is if more than one acre was cleared. All work has stopped since the Planning Board and Building Inspector send a Cease and Desist order for the work being done on the property. Fred Lapham said that less than one acre was cleared. Brian stated that there was more than one acre cleared.

Bill stated that the board members will make a sight visit to the property. It was noted that the lot was split around 2005 which was before the new 2009 regulations were put into effect.

Board needs to know when the operation began and Fred is to inform board by next meeting. Fred shows members pictures of the property that shows less than one acre cleared.

Fred stated that there is no new material being processed and the company is slowly taking the material away. Brian asks board if a deadline was ever given to the owner.

Fred will have the answers to the board request by the next meeting on May 6, 2013.

Atty. Phil Lombardo, Dawn Johnson – Project Manager and Lucien DiStefano – Cumberland Farms representative attend the meeting to discuss building a Cumberland Farms and a 4 bay gas station at

the corner of Milford Street and North Avenue. They presented plans showing what the property will look like once completed.

Shirley Smith of the Zoning By-Law Committee presents by-laws to the Planning Board for their approval and to have a public hearing date set.

John makes motion to set the Public Hearing date for the Zoning By-Laws for Monday, May 6, 2013 at 7:30PM; Jim seconds, all approved.

Barry makes motion to close the meeting at 8:30PM, 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 6, 2013**

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

Absent: Damon Tinio

Bill opens the meeting at 6:30PM.

Jim makes motion to approve the Minutes of Meeting for April 8, 2013 as written; Barry seconds, all approved.

Bill informed board that he spoke with Ann Mazar concerning 34 George Street.

Board discusses the entrance and exits pertaining to the corner of Milford Street and North Avenue. The parcel belongs to Matt Fino.

Bill shows the board a copy of a Master Plan and says that CMRPC will be helping to write Mendon's Master Plan.

Brian Bridges and Fred Lapham attend meeting concerning the Morrison property. Brian produces copies of earlier Zoning By-Law books.

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

Barry makes motion to continue the Public Hearing for the Zoning By-laws to Monday, May 30, 2013 at 7:00PM; Jim seconds, all approved.

Brian Bridges and Fred Lapham continue the discussion with the board on 4 Morrison Drive.

Board states that the hours of operation should be from 7:00AM to 8:00PM for the type of business being run at 4 Morrison Drive.

Tim Aicardi attends meeting as the Building Inspector. Tim informs board that he will write a letter to the Police Chief, Ernie Horn asking that the officers can enforce the hours of operation of 7am to 8pm if they receive calls from residents. Fred Lapham asks for a copy of the letter when written.

Bill and board members ask Brian Bridges what is the end result for him. He states that he would like the processing to stop, get rid of trailers, vehicles and have the property cleaned up and have the one acre assessed.

Board will do a site walk. Bill to inform Gail when they decide on date so that she can post a meeting if there are to be more than 3 members attending the site walk.

Mike Hammer of Meridian Land Services discusses with the board 45 Miscoe Road. Owner of property would like to divide into a 3 lot subdivision.

Barry makes motion to close 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

**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 20, 2013**

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

Bill opens meeting at 6:35PM.

Board discusses 4 Morrison Drive and wants to set up a site walk for Thursday, May 23 at 3PM. Gail needs to send a reminder notice and also to post a meeting for Thursday.

Board discusses an 81P that was presented by Meridian Engineering concerning Old Upton Road and the property at 45 Miscoe Road. It was decided that a site walk with Tim Aicardi needs to be done.

John makes motion to approve the Minutes of Meeting for May 6, 2013 as written; James seconds, all approved.

Board sets the following meeting dates: June 10 and 24; July 8 and 22, 2013.

Jean Berthold asked about getting an official zoning map from CMRPC for the new zoning districts that Mendon has approved.

Bill will ask the Board of Selectmen to sign a contract with CMRPC that will be helping the Planning Board to complete the Mendon Master Plan at a cost of \$35,000. There will be a workshop to be held on June 20, 2013 in the Board of Selectmen's meeting room at 7:00PM. A meeting will be posted for the workshop and a reminder sent to the board.

7:00pm Bill opens the continuation of the Public Hearing for Zoning By-law changes.

Shirley Smith answers questions as well as the board members from many residents in attendance.

See attached sheet for attendance.

After much discussion on the amendments it was decided that a continuation of the public hearing needs to be held.

Barry makes motion to continue the Public Hearing for the Zoning By-laws to Monday, June 10, 2013 at 7:00PM to be held in the upper town hall; Jim seconds, all approved.

Jim makes motion to adjourn the meeting at 9:45PM, 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  
JUNE 10, 2013

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

Absent: Damon Tinio

Bill opens the meeting at 6:35PM.

Jim makes motion to approve the Minutes of Meeting for May 20, 2013 as written; John seconds, all approved.

Board restructures:

Jim makes motion for Bill Ambrosino as Chairman; John seconds, all approved.

Jim makes motion for Damon Tinio to be Vice Chairman; John seconds, all approved.

Barry makes motion for James Quirk to be secretary; John seconds, all approved.

Barry makes motion for Bill Ambrosino to be the representative for CMRPC; John seconds, all approved.

Bill informs the board that a Master Plan Workshop is to be held on Thursday, June 20<sup>th</sup> at 7:00PM in the third floor meeting room. Gail to post meeting for the Planning Board.

A Site Plan request for 25-27 Hastings Street was presented by Pat Doherty from Midpoint Engineering & Consulting. The property is owned by Bill Ambrosino.

Bill Ambrosino, Chairman for the Planning Board stepped down and sat in the audience for the submission of The Site Plan.

Barry makes motion to set the Site Plan Public Hearing for Monday, July 8, 2013 at 7:00PM; John seconds, all approved.

Fred Lapham from Shea Engineering presents a set of plans for 4 Cadman Road that were signed by the board but never recorded at the Worcester Registry of Deeds pertaining to a drainage easement held by the Town of Mendon. The board signed the plans and Fred to have them officially recorded. The property is owned by Elizabeth Bailey.

7:00PM Bill opens the continuation of the Public Hearing for the Zoning By-laws.

The following residents in attendance:

Willem Angenent, 3A Spring Brook Ct.  
Liana Moore, 45 Vincent Road  
Mike Watson, 2 Cadman Road  
Jane Belleville, 31 Washington Street  
Dick Skinner, 143 Hartford Avenue East  
Peter Denton, Thayer Road  
Casey Vandervalk, 25 Lovell Street  
Pat Doherty, 84 Park Street

Board continues the discussion of the proposed by-laws.

Barry makes motion to continue the Public Hearing for the Zoning By-laws to Monday, June 24, 2013 at 7:00PM; Jim seconds, all approved.

Barry makes motion to close the meeting at 9:20PM; 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 FOR JUNE 24, 2013

Present: Jim Quirk, Bill Ambrosino, John Vandersluis

Absent: Barry Iadarola, Damon Tinio

Bill opens meeting at 6:35PM.

John makes motion to approve the minutes for June 10, 2013 as amended; Jim seconds, all approved.

Bill goes over letter from the law office of William Barry concerning a covenant for 2 Robinson Road. They are asking board to sign off in order for the property to be sold. Gail to contact the owner, Wayne Kimball, as to who has ownership of the road.

7:00PM Bill opens the continuation of the Public Hearing for the Zoning By-laws.

Board passes over the Agricultural Uses at this time.

Continuation of discussion at Institutional, Educational and Municipal Section of the by-laws.

The following residents who were in attendance:

Willem Anginent – 3 Springbrook Court  
Liana Moore – 45 Vincent Road  
Ellen Gould – 174 Millville St.  
Tony Willoughby – 7 Leonard Rd.  
Jane Lowell – 30 Millville St.  
Peter Denton – 39 Thayer Road  
Dick Skinner – 143 Hartford Ave. East

Shirley to give revised versions at the next meeting.

John Makes motion to continue the Public Hearing for the Zoning By-laws on Monday, July 8m 2013 at 7:30PM; Jim seconds, all approved.

Jim makes motion to close the 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**  
**JULY 8, 2013**

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

Bill opens meeting at 6:35PM.

Jim makes motion to approve the Minutes of Meeting as written for June 24, 2013; John seconds, all approve. Barry and Damon abstain.

Barry makes motion to set the August meeting dates for the 12<sup>th</sup> and 26<sup>th</sup>; John seconds, all approved.

Bill informs the board that the Board of Health will be attending our next meeting at 6:00PM. It will be a work meeting only and there will be no questions from audience.

7:00PM Damon opens the Public Hearing for the Site Plan Review for 25-27 Hastings Street by reading the add published in the Milford Daily News. Bill steps down as it is his property.

Damon reads a letter from the engineer requesting that the public hearing be continued to their next meeting date.

Jim makes motion to continue the Public Hearing for the Site Plan Review to Monday, July 22, 2013 at 7:00PM; Barry seconds, all approved.

Gail to post the next meeting for 6:00PM on Monday, July 22, 2013.

7:30PM Bill opens the continuation of the Public Hearing for the Zoning By-laws.

Shirley explains the changes that were made from the last public hearing.

Damon leaves meeting at 8:00PM.

After much discussion the meeting is continued to our next meeting.

John makes motion to continue the Public Hearing for the Zoning By-laws to Monday, July 22, 2013 at 7:30PM; Barry seconds, all approved.

Jim makes motion to close the meeting at 8:50PM; 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**  
**JULY 22, 2013**

Present: Barry Iadarola, Jim Quirk, Bill Ambrosino, Damon Tinio attends at 7:00PM

Absent: John Vandersluis

Bill opens the meeting at 6:10PM.

Jim makes motion to approve the Minutes of Meeting for July 8, 2013 as written; Barry seconds, all approved.

The BOH members: AJ Fiske, Jack Grenga and Tom Fichtner attend the Planning Board meeting to discuss each board's authority concerning animals housed on properties. If the BOH makes any revisions to their by-laws the revisions should be made in the Mendon Zoning By-laws as well.

7:05PM Damon opens the continuation of the Public Hearing for the Site Plan Review of 25-27 Hastings Street. Bill Ambrosino steps down and sits in the audience as it is his property.

Patrick Doherty presents the plans for the building. It is stated that there is a variance from the ZBA for the lot size and the property having two driveways.

Barry makes motion to continue the Public Hearing to Monday, August 12<sup>th</sup> at 7PM; Jim seconds, all approved. Jeff Walsh needs to be contacted so that he can attend the hearing.

Byron Andrews of Andrews Surveying from Uxbridge presents a Site Plan Review request for a new building at 6 Southwick Street for the Southwick Zoo.

Casey Vandervalk questions about the land being in a 61A status.

Barry makes motion to set a Public Hearing date for Monday, August 22, 2013 at 7:00PM; Damon seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for the Zoning By-laws.

Willem Angenent of 3A Spring Brook Court would like it to be noted in the minutes that Town Council is not present to answer questions from the audience.

After much discussion it is stated that there is a need for another continuation of the Public Hearing.

Barry makes motion to continue the Public Hearing for the Zoning By-laws to August 12, 2013 at 7:30PM; Jim seconds, all approved.

Barry makes motion to close the 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**  
**AUGUST 12, 2013**

Present: Barry Iadarola, Jim Quirk, John Vandersluis, Bill Ambrosino, Damon Tinio attends at 7:05PM, Jeff Walsh

Bill opens meeting at 6:31PM.

Barry makes motion to approve the Minutes of Meeting for July 22, 2013 as written; Jim seconds, all approved, John abstains.

Phil Lombardo and Dawn Johnson attend meeting to discuss further Cumberland Farms update of revised plans.

7:05PM Jim opens the continuation of the Site Plan Review Public Hearing for 25-27 Hastings Street. Pat Doherty gives the board updates on the plans and corrections that were made from the review that Jeff Walsh presented. Bill steps down and joins the audience.

Jim makes motion to approve the Site Plan Review for 25-27 Hastings Street, Barry seconds, all approved. Pat Doherty will write the final decision for his client.

Barry makes motion to set meeting dates for September 9<sup>th</sup> and September 23<sup>rd</sup>, John seconds, all approved.

Bill informs the board that the owner of 2 Robinson Road is still asking for a release of a covenant. Bill is to check with David Abbott if they need to do a release or have the authority to do so.

7:30PM Bill opens the continuation of the Public Hearing for the Zoning By-laws.

Shirley Smith and Leanna Moore review changes that have been made to the by-laws.

Barry makes motion to table the Zoning By-laws 3.05 and 3.06 to a future hearing date; Jim seconds, all approved.

Barry makes motion to continue the Public Hearing for the Zoning By-laws to Monday, August 26, 2013 at 8:00PM; Jim seconds, all approved.

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  
AUGUST 26, 2013

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

Absent: John Vandersluis

Bill opens the meeting at 6:35PM.

Barry makes motion to approve the Minutes of Meeting for 8-12-2013 as written; Jim seconds, all approved.

Board discusses the release of covenant for 2 Robinson Road.

Chris Biuso attended the meeting to discuss access to a piece of property located in Upton through Miscoe Road. After some discussion Chris was told he needs to see the Board of Selectmen.

7:00PM Bill opens the Site Plan Review Public Hearing for 6 Southwick Street by reading the advertisement posted in the Milford Daily News.

Paul Hutnack from Andrew's Surveying in Uxbridge presents plans showing the type of building that is to be built. It is for dry storage and there will only be electricity to the building.

Jeff sent updated review to the board on Friday concerning issues that needed to be updated.

Cheryl Connolly of 57 Asylum Street attended the meeting and asked questions pertaining to the entrance of the property.

Jim makes motion to approve the Site Plan Review for 6 Southwick Street, Barry seconds, all approved.

Barry makes motion to close the Public Hearing for 6 Southwick Street; Jim seconds, all approved.

Paul Hutnack the engineer for Southwick is to write the decision for 6 Southwick Street.

Barry makes motion to close the Site Plan Review Public Hearing for 25-27 Hastings Street; Jim seconds, all approved, Bill steps down for the vote.

8:00PM Bill opens the continuation of the Public Hearing for the Zoning By-Laws.

The board goes over the entire 3.01 by- law to see if corrections needed to be made.

Jim makes motion to approve the Housekeeping article changes and the amendments to 3.01 by-law; Barry seconds, all approved.

Barry makes motion to close the Public Hearing for the Zoning By-laws; Jim seconds, all approved.

Barry makes motion to close the meeting at 9:45; 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 9, 2013

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

Bill opens the meeting at 6:35PM.

Jim makes motion to approve the Minutes of Meeting for August 26, 2013 as written; John seconds, all approved.

Board signs 6 Southwick Street Site Plan Review decision.

Fred Lapham presents an 81P on Miscoe Road owned by John Gannett, Parcel 11 and 15.

John makes motion to approve the 81P for Parcel 11 and 15; Jim seconds, all approved

Fred presents an 81P for Parcel 164 and 166 on North Avenue owned by John Gannett.

John makes motion to approve the 81P for Parcel 164 and 166 North Avenue; Jim seconds, all approved.

Fred presents an 81P for Lot 31-1 Miscoe Road.

Jim makes motion to approve the 81P for Lot 31-1 Miscoe Road, John seconds, all approved.

The planning board to send a letter to the Board of Selectmen requesting that they change the name of (Miscoe Road) Old Road to Upton for safety reasons.

Phil Lombardo submits plans for a Site Plan Review and Special Permit for 1 and 7 North Avenue, Cumberland Farms.

Barry makes motion to set the Public Hearing date for the Site Plan Review and Special Permit for October 7, 2013 at 7:00PM; Jim seconds, all approved.

Mike Hammer of Meridian Land Services out of Milford, NH presents an 81P for Miscoe Road. They want to make 3 lots out of one. The property is owned by Mrs. Razvi.

Damon makes motion to approve the 81P for L1, L2 and L3; John seconds, all approved.

Barry makes motion to close the meeting at 7:45PM, 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**  
**OCTOBER 7, 2013**

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

Absent: Bill Ambrosino

Jim opens the meeting at 6:35PM.

Jim makes motion to approve the Minutes of Meeting for September 9, 2013 as written; Barry seconds, all approved.

Jim makes motion to set November 4<sup>th</sup> and November 18<sup>th</sup> as meeting dates; John seconds, all approved.

After some discussion the board members have decided to go back to 7:00PM for meetings.

7:00PM Damon opens the Public Hearing for the Site Plan, Special Permit for 1 and 7 North Avenue, Cumberland Farms by reading the add posted in the Milford Daily News.

Damon reads the letter from Atty. Phil Lombardo asking the board to continue the Public Hearing to the next available meeting date.

John makes motion to continue the Public Hearing to October 28, 2013 at 7:30PM; Jim seconds, all approved.

John makes motion to close the meeting at 7:10PM, 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**

**MINUTES OF MEETING**  
**OCTOBER 28, 2013**

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

Bill opens the meeting at 7:05PM.

John makes motion to approve the Minutes of Meeting for October 7, 2013 as written; Damon seconds, all approved.

Fred Lapham submits Definitive Plans for Reilly's Woods 4 lot Subdivision located at 4 Robinson Road. He also submitted a list of waivers they are asking for.

Barry makes motion to hold a Public Hearing for the Definitive Plans for Reilly's Woods on Monday, November 18, 2013 at 7:05PM; Jim seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for 1 and 7 North Avenue, Cumberland Farms.

Lucien DiStefano from Bohler Engineering explains the plans for the convenience store and 4 pumps. It is a 2.5 acre lot.

See attached list of attendees.

The following residents attending and asking questions of Mr. Lucien:

David Lowell – 40 Millville Street  
Richard Chase – 9 North Avenue  
Linda Chase – 9 North Avenue  
Kathy Schofield – 135 Blackstone Street  
Jane Lowell – 40 Millville Street  
Paul Doucette – 202 Millville Street

Atty. Carey Smith and Jason Adams of McMahon Engineering attended the meeting for Cumberland Farms.

Board set December 2 and December 16<sup>th</sup> for meeting dates.

Atty. Carey Smith was asked to give the board an extension on their decision and will do so within the week.

Barry makes motion to continue the Public Hearing for 1 and 7 North Avenue to Monday, December 2, 2013 at 7:30PM; Jim seconds, all approved.

Jim makes motion to close the meeting at 8:30PM; 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  
NOVEMBER 4, 2013

Present: Barry Iadarola, Damon Tinio, James Quirk

Absent: Bill Ambrosino, John Vandersluis

Damon opens meeting at 7:15PM.

Mike Yorke presents and 81P plan for 123 Uxbridge Road.

Jim makes motion to approve the 81P plan for 123 Uxbridge Road, Barry seconds, all approved.

Barry makes motion to close meeting at 7:25PM, 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 18, 2013

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

Absent: Bill Ambrosino

Damon opens meeting at 7:05PM.

John makes motion to approve the Minutes of Meeting for November 4, 2013 as written; Barry seconds, all approved.

7:05PM Jim opens the Public Hearing for Reilly's Woods, 4 lots on Robinson Road by reading add published in the Milford Daily News.

Fred Lapham from Shea Engineering presents plans showing the 4 lots. Robinson Road will remain a private road. Fred is asking that they allow 300 feet to be added to the present 500 foot road. The board is also asked to release 1 lot from the covenant with the present house on it so that the new owner can purchase house.

John makes motion to approve the plans as shown on drawings, cutting one existing lot from the covenant ; Damon seconds, all approved.

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

Brian Bridges attends meeting to discuss the issues continuing on 4 Morrison Drive.

Barry makes motion to close the meeting at 7:40PM; 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**  
**DECEMBER 2, 2013**

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

Absent: John Vandersluis

Bill opens meeting at 7:00PM.

Taniel Bedrosian had sent an e-mail that he had purchased the Strawberry Hill Estates subdivision and that he wanted to start work on the project. He discussed with the board his future plans for the project.

John makes motion for Strawberry Hill Estates to allow a stock pile on L50 with a sunset clause of 1 year and dirt has to be contained on property; Damon seconds, all approved.

Letter to be sent to Taniel stating he is allowed for a term of 1 year from starting date and time allowed would expire on 1-1-2015. Taniel to submit a check for \$2,500 for the planning board revolving account to pay for future bills from Jeff Walsh our town engineer for any inspections and reports associated with the project.

Jim makes motion to approve acceptance of the \$2,500 for revolving account; Barry seconds, all approved.

Barry makes motion to set the meetings of January 13, 2014 and January 27, 2014; Jim seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for 1 and 7 North Avenue.

Bill reads letter from the applicant asking for a continuation of the public hearing to a date in January, 2014.

Barry makes motion to continue the Public Hearing for 1 and 7 North Avenue to Monday, January 27, 2014 at 7:15PM; Jim seconds, all approved.

Jim makes motion to close meeting at 7:40PM; Barry seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant