

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
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MINUTES OF MEETING
APRIL 13, 2015

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

Absent: Damon Tinio

Bill opens the meeting at 7:04PM.

Jim makes the motion to approve the Minutes of Meeting for March 9, 2015 as written; Barry seconds, all approved.

Board reviews the new bond for Sylvan Springs.

Linda Hawkes advises that the Bond satisfies the treasurer's office and meets the approval of town counsel.

Jim makes the motion to approve the new bond for Sylvan Springs; Barry seconds, all approved.

Board reviews the Special Permit Decision for 101 Blackstone Street and decided to hold on signing as there needs to be more input into the decision. Mike Feldman attended for Sylvan Springs.

Fred Lapham presented an 81P for 15 Miscoe Road. Property was owned by John Gannett.

John makes motion to approve the 81P for 15A Miscoe Road, Jim seconds, all approved, Barry abstains.

Fred Lapham presented an 81P for 40 Hartford Avenue East.

John makes motion to approve the 81P for 40 Hartford Avenue East; Jim seconds, all approved.

Board reviews two by-laws that need a public hearing to make amendments. They are 5.04 Large Scale Ground-Mounted Solar Photovoltaic Facilities Overlay District and 5.01 Adult Entertainment Overlay District.

Jim makes motion to have the public hearing for the zoning by-law amendments for 5.01 and 5.04 on Monday, May 11, 2015 at 8:00PM; Barry seconds, all approved.

7:30PM Bill opens the Public Hearing for a Site Plan Review/Special Permit on 36 Milford Street by reading the add published in the Milford Daily News.

Lexie Barlow from Blue-Wave and Adam Christie, Project Manager for Meridian Associates gives a presentation of the design for the cell tower.

Board reviews the final report submitted by Jeff Walsh our engineer.

Jim makes motion to continue the public hearing to 8:30PM in order to open the public hearing for the Definitive Plans for 7 Harrington St; Barry seconds, all approved.

8:00PM Bill opens the continuation of the Site Plan Review for 7 Harrington and the Public Hearing for Definitive Plans running concurrent by reading the add published in the Milford Daily News.

John Nenart gives presentation pertaining to the Definitive Plans.
John addresses the concerns in Jeff Walsh's report.

Al and Wendy Hendon of 8 Harrington Street asked a few questions concerning the cell tower.

Jim makes motion to approve the Definitive Plans for 7 Harrington Street Extension; Barry seconds, all approved.

John Nenart reviews Jeff's report concerning the Site Plan Review. It is noted that they need to apply for a variance with the ZBA.

Jim makes motion to approve the Site Plan for 7 Harrington Street, John seconds, all approved.

8:30PM Bill reopens the Public Hearing for 36 Milford Street continued from 8:00PM.

It was stated that any concerns from Pat Ghelli, whose property abuts 36 Milford Street was handled to their satisfaction.

Jim makes motion to approve the Site Plan/Special Permit for 36 Milford Street; Barry seconds, all approved.

Adam Christie will write the decision and forward to the board for approval.

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

John Foley attended the meeting to discuss an addition he was putting on the building at 1 Cape Road. John applied for and given a building permit but it was then sent a cease and desist letter from the building inspector. He was told to contact the Planning Board about the addition.

After much discussion the planning board approved the current expansion with the stipulation that there is to be no further additions until they come before the planning board. A letter is to be sent to Ted Cohen stating that fact.

Jim leaves the meeting at 9:00PM.

Anne Mazar presents a revision that needs to be made to the 3.04 Section of the Open Space Community By-law. The board added it to the public hearing to be held on Monday, May 11, 2015.

John makes motion to add 3.04 Open Space Community By-law revision added to the public hearing to be held on May 11, 2015; Barry seconds, all approved.

Al Miraj presented an application for Road Acceptance for Cobbler's Knoll. Plans are to be sent to Jeff Walsh, Highway, Conservation and the ZBA for any input on the application.

Barry makes motion to close the meeting at 9:35PM; John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant