

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio

**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, 2008

Present: Kathy Daniels, Peter Denton, Joe Roberto, Damon Tinio

Kathy opens meeting at 7:15PM.

Kathy discusses with Bob Poxon from Guerriere & Halnon about a well that is being drilled on Kevin Meehan's property.

7:30PM Kathy opens the Public Hearing for the Milford National Bank, 14 Hastings Street by reading the notice that was posted in the Milford Daily News.

Bob Poxon from Guerriere & Halnon gave a presentation that the bank will be putting up a drive up ATM and adding to the overhang. Maria Morte was also present from the bank.

Damon makes motion to close the Public Hearing at 7:45PM; Peter seconds, all approved.

Peter makes motion to approve the Special Permit for the drive up ATM for Milford National Bank with conditions as outlined by the chairman; Damon seconds, all approved.

8:05PM John McCarthy owner of 3-5 Cape Road (former flower shop) gives a presentation that he would like to make a restaurant at this address and if it was feasible. The board did recommend to him to go to the ZBA to get a variance for his proposal.

Board moves the meeting upstairs to attend the Board of Selectmen meeting at 8:20PM.

Peter makes motion to go into Executive Session at 8:25PM, Joe seconds, all approved.

Joe makes motion to close meeting at 9:46PM, Peter seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Asst.

Executive Session

January 28, 2008

Peter makes motion to go into Executive Session to discuss litigation for Sylvan Springs with the Board of Selectmen; Joe seconds, all approved.

Roll call:

Joe – yes                      Damon - yes  
Peter – yes  
Kathy – yes

Kathy discusses with the boards an offer that was made from the owner of Sylvan Springs.

After much discussion the BOS took a vote to proceed per recommendation from the Planning Board.

Board moves the meeting back downstairs still in Executive Session.

Peter makes motion to recommend to the Board of Selectmen regarding the first payment from Sylvan Springs court settlement that 50% of \$133,000 (\$66,500) of the mitigation funds is due upon issuance of the first building permit and the balance of \$66,500 is due on the issuance of the 9<sup>th</sup> building permit; Joe seconds, all in favor.

Joe makes motion to close the Executive Session at 9:45PM, Damon seconds. All in favor.

Roll call:

Joe – yes  
Peter – yes  
Damon – yes  
Kathy - yes

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
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**MINUTES OF MEETING**  
**FEBRUARY 11, 2008**

Present: Peter Denton, Kathy Daniels, Damon Tinio, Joe Roberto

Kathy opens meeting at 7:10PM.

7:10PM Bob Anderson – 4 Stymast Drive submts 8 copies of road as-builts, 8 copies of road acceptance plans and 8 copies of deeds for Rose Creek Estates. Bob also presented a letter asking for a bond reduction.

Kathy to contact Alan Tetreault, Highway Surveyor for a letter that all has been completed so the board can give the bond reduction and also put the road acceptance on the next Town Warrant.

Jeannette Gokey asks the board questions on usage of 120 and 126 Uxbridge Road. She wanted to know if the buyer could put up a new building and have about 20 parking spaces in the back and also if it would be allowed to build a single family dwelling.

7:35PM Shirley Smith updates the board on the open space by-law. Ann Mazar also attending the meeting.

Board goes over the Minutes of Meeting for 11/26/07, 12/17/07, 1/28/08 and 1/29/08.

Joe makes motion to approve the Minutes for November 26, 2007; Damon seconds, all in favor.

Joe makes motion to approve the Minutes of the Executive Session for November 26, 2007; Peter seconds, all in favor.

Joe makes motion to approve the December 17, 2007 Minutes; Damon seconds, all approved.

Joe makes motion to approve the January 28, 2008 Minutes; Damon seconds, all approved.

Joe makes motion to approve the January 29, 2008 Executive Session; Damon seconds, all approve, Peter abstains.

Board goes over Lamberts routing slip from the Board of Selectmen.

Kathy signs the three contracts for Earthworks Engineering.

An 81P was submitted by the BOS for 2 North Ave, 26 and 30 Milford Street known as the Fino property.

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

Board goes into Executive Session with the Board of Selectmen concerning litigation for Sylvan Springs, Strawberry Hill and Bridlewood Estates at 9:15.

Roll call:

Damon, yes

Peter, yes

Joe, yes

Kathy, yes

Board votes to close meeting at 10:20PM, all in favor.

Respectfully submitted,  
Gail L. Wellman  
Administrative Assistant



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### Minutes of Meeting

March 10, 2008

Present: Peter Denton, Kathy Daniels, Damon Tinio

Absent: Joe Roberto

Kathy opens meeting at 7:00PM.

Peter makes motion to approve the Minutes of Meeting for February 11, 2008;  
Damon seconds, all approved.

Damon makes motion to approve the Executive Session minutes for February 11, 2008; Peter seconds, all approved.

7:10PM Bob Carnaroli from The Rosenfeld Co. and Michael Weaver from Guerriere & Halnon showed a conceptual plan for 3-5 Cape Road. Potential owner would like to make into a medical building.

Board received a petition for a zoning change for 1 Hastings Street. A public hearing is set for April 14, 2008 at 7:30PM in the Planning Board room.

Peter makes motion to hold the public hearing for 1 Hastings Street on Monday, April 14, 2008 at 7:30PM; Damon seconds, all approved.

7:30PM Steve Hackenson appears before the board concerning 16 Hastings Street property. He told board that the attached house would be used as commercial. Steve needs to present updated plan showing the usage.

8:00PM Shirley Smith and Ann Mazar attend meeting to present updates on the Open Space by-law they want to have on the warrant in May. There will be a public hearing on April 28, 2008 at 8:00PM.

Board discusses the contiguous land, language change and will have a public hearing for April 14, 2008. The public hearings for April 14, 2008 will be: open space, zoning by-law change for Leonelli property and minimum lot size language change.

Gail will post meeting for April 21, 2008 to hold public hearings for a sign by-law change and an adult entertainment by-law.

Kathy goes over a revolving account with the board. There is to be one use only.

Kathy goes over issues that are still with Stymast Drive in order for the town to accept the road.

Kathy discusses with the board about a tree that was taken down on Asylum Street without having a public hearing. She spoke with Howie and he told Kathy that he did not feel it had to come down.

Kathy would like a letter sent to the owner stating that he would be required to plant a tree to replace one that was taken down.

Damon makes motion to close meeting at 10:20PM, Peter seconds, all approved.

Respectfully submitted,  
Gail L. Wellman  
Administrative Assistant



Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
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**MINUTES OF MEETING**  
**APRIL 14, 2008**

Present: Kathy Daniels, Peter Denton, Damon Tinio

Absent: Joe Roberto

Kathy opens meeting at 7:05PM.

Pat Ghelli of 42 Milford Street attends meeting to ask the board some questions about 50 Milford Street. Pat asked if there was a time frame on having landscaping completed once they got approval for their Site Plan Review. It was stated that there was no time frame.

An 81P was presented by Paul of Guerriere and Halnon for 24,26,28 and 30 North Avenue. The property is owned by the Catholic Church.

Damon makes motion to approve the 81P for 24,26,28 and 30 North Avenue; Peter seconds, all approved.

7:30PM Kathy opens the Public Hearing for 1 Hastings Street by reading add published in the Milford Daily News.

Judy Leonelli, owner of property attended the public hearing. There were no other interested parties attending.

Damon makes motion to close the Public Hearing at 7:35PM, Peter seconds, all approved.

Damon makes a motion to recommend that the Planning Board support the rezoning of 1 Hastings Street, Peter seconds, all approved.

Kathy informs the board that Art Holmes, Chairman of the Finance Committee, contacted her and asked if the board would give \$10,000 from the Engineering Account to them so that they can balance the budget for FY09. Kathy told him she would have to speak to the whole board before giving an answer. After much discussion it was decided to have Kathy let Art know that it is okay



with the board as long as they understood that if the board needs funds above the \$10,000 left in the account that they would come to them for a transfer.

Kathy asks members if they were interested in attending 4 workshops that were being held by the Blackstone Valley Heritage Corridor.

Board sets the following dates for meetings: May 12 and 19, June 9<sup>th</sup>.

Board goes over Minutes of Meeting for March 10, 2008.

Peter makes motion to approve the Minutes of Meeting for March 10, 2008; Damon seconds, all approved.

Board goes over Minutes of Meeting for March 31, 2008.

Damon makes motion to approve the Minutes of Meeting for March 31, 2008; Peter seconds, all approved.

The board goes over 4 routing slips sent by the Selectmen's office for any comments . They are for Southwick Zoo, Imperial Ford, Barry's Place and the Mendon Country Gift Barn. There were no comments for Southwick, Barry's Place and the Mendon Country Gift Barn. Imperial Ford is okay at long as they make sure the Site Plan conditions are met according to the plan and decision.

8:00PM Shalan Fitzgerald and Bryan Slack from the Design Consultants present revised preliminary plans for the 5 lot subdivision know as Butler Estates. The board goes over the waiver request list that they will be asking for when they present the Definitive Plans.

Board discusses the Open Space Bylaw that is on the Town Warrant.

Damon makes motion to close meeting at 9:35PM; Peter seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
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**MINUTES OF MEETING**  
**APRIL 14, 2008**

Present: Kathy Daniels, Peter Denton, Damon Tinio

Absent: Joe Roberto

Kathy opens meeting at 7:05PM.

Pat Ghelli of 42 Milford Street attends meeting to ask the board some questions about 50 Milford Street. Pat asked if there was a time frame on having landscaping completed once they got approval for their Site Plan Review. It was stated that there was no time frame.

An 81P was presented by Paul Atwood of Guerriere and Halnon for 24,26,28 and 30 North Avenue. The Catholic Church owns the property.

Damon makes motion to approve the 81P for 24,26,28 and 30 North Avenue; Peter seconds, all approved.

7:30PM Kathy opens the Public Hearing for 1 Hastings Street by reading ad published in the Milford Daily News.

Judy Leonelli, owner of property attended the public hearing. There were no other interested parties attending.

Damon makes motion to close the Public Hearing at 7:35PM, Peter seconds, all approved.

Damon makes a motion to recommend that the Planning Board support the rezoning of 1 Hastings Street, Peter seconds, all approved.

Kathy informs the board that Art Holmes, Chairman of the Finance Committee, contacted her and asked if the board would give \$10,000 from the Engineering Account to them so that they can balance the budget for FY09. Kathy told him she would have to speak to the whole board before giving an answer. After some discussion it was decided to have Kathy let Art know that it is okay

with the board as long as they understood that if the board needs funds above the \$10,000 left in the account that they would come to them for a transfer.

Kathy asks members if they were interested in attending 4 workshops that were being held by the Blackstone Valley Heritage Corridor.

Board sets the following dates for meetings: May 12 and 19, June 9<sup>th</sup>.

Board goes over Minutes of Meeting for March 10, 2008.

Peter makes motion to approve the Minutes of Meeting for March 10, 2008; Damon seconds, all approved.

Board goes over Minutes of Meeting for March 31, 2008.

Damon makes motion to approve the Minutes of Meeting for March 31, 2008; Peter seconds, all approved.

The board goes over 4 routing slips sent by the Selectmen's office for any comments. They are for Southwick Zoo, Imperial Ford, Barry's Place and the Mendon Country Gift Barn. There were no comments for Southwick, Barry's Place and the Mendon Country Gift Barn. Imperial Ford is okay as long as they make sure the Site Plan conditions are met according to the plan and decision.

8:00PM Shallen Fitzgerald and Bryan Slack from the Design Consultants present revised preliminary plans for the 5-lot subdivision know as Butler Estates. The board goes over the waiver request list that they will be asking for when they present the Definitive Plans.

Board discusses the Open Space By-law that is on the Town Warrant.

Damon makes motion to close meeting at 9:35PM; Peter seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
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### **MINUTES OF MEETING**

**APRIL 28, 2008**

Present: Kathy Daniels, Peter Denton, Damon Tinio, Joe Roberto

Kathy opens meeting at 7:10PM.

Kathy discusses with the board that Stymast Drive roadway has not been completed and the Article 18 will be passed over.

Damon makes motion to recommend passing over Article 18 for Stymast Drive; Joe seconds, all approved.

7:15PM Kathy opens the Public Hearing for the Scenic Road By-law by reading the legal notice published in the Milford Daily News.

Speakers on the subject are:

Ann Mazar – 50 Pleasant St.

Linda Hawkes, 51 Pleasant St.

After some discussion, Peter makes motion to close the Public Hearing at 7:20PM; Damon seconds, all approved.

Kathy goes over the memo that Kevin Rudden (Town Moderator) sent to help clarify some issues when amending articles.

7:30PM Kathy opens Public Hearing for the Sign By-law by reading the legal notice published in the Milford Daily News.

Shirley Smith from the By-law Review Committee gives a presentation on the by-law. The intent is also to take the by-law out of the Town By-laws and put it into the Zoning by-laws.

Speakers in attendance are:

Damon Tinio, 19 Taft Avenue  
Judy Leonelli, 47 Asylum Street  
Linda Hawkes, 51 Pleasant Street  
Shirley Smith, 188 Providence Street  
Mark Mortimer, 14 Vincent Road  
Ann Mazar, 50 Pleasant Street

Peter makes motion to recess the Public Hearing; Joe seconds, all approved.

8:00PM Kathy opens Public Hearing for the Open Space By-law by reading the notice published in the Milford Daily News.

Shirley Smith from the By-law Review Committee gives a presentation on the by-law.

Speakers in attendance are:

Peter Denton, 39 Thayer Road  
Ann Mazar, 50 Pleasant Street  
Mark Mortimer, 14 Vincent Road  
Linda Hawkes, 51 Pleasant Street  
Linda Varney, 57 Bates Street  
Sharon Cutler, 109 Hartford Avenue East

Peter makes motion to recess the Public Hearing at 8:32PM; Joe seconds, all approved.

8:35PM Kathy opens Public Hearing for the Adult Entertainment Overlay District By-law by reading the notice published in the Milford Daily News.

Linda Hawkes from the By-law Review Committee gives a presentation on the by-law.

Much discussion with the board included the following parties:

Barry Iadarola, 1 Willowbrook Lane  
Pat Ghelli, 42 Milford Street  
Mark Mortimer, 14 Vincent Road  
Bob Poxon, 5 Asylum Street  
Kevin Rudden, 9A George Street  
Shirley Smith, 188 Providence Street

After much discussion Damon makes motion to continue the Public Hearing for the Adult Entertainment Overlay District to Wednesday, April 30, 2008 at 7:30PM: Peter seconds, all approved.

9:45PM Bob Poxon from Guerriere & Halnon presents a Site Plan Review for 20 Uxbridge Road. Public Hearing is set for Monday, June 9, 2008 at 7:30PM.

9:55PM Kathy opens Public Hearing for the Open Space By-law that was in recess.

There is a lot more discussion on the language in the proposed by-law.

Damon makes motion to close the Public Hearing for the Open Space By-law at 10:30PM; Joe seconds, all approved.

Damon makes motion to recommend the article for the Open Space By-law as amended; Peter seconds, all approved.

Joe makes motion to continue the Public Hearing for the Sign By-law until Wednesday, April 30, 2008 at 7:45PM; Damon seconds, all approved.

Joe makes motion to adjourn meeting at 10:45PM, Damon seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio

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**MINUTES OF MEETING**  
**APRIL 30, 2008**

Present: Kathy Daniels, Damon Tinio, Peter Denton, Joe Roberto

Kathy opens meeting at 7:30PM

7:31PM Kathy reopens Public Hearing for the Adult Entertainment Overlay District By-law.

Speakers are:

Linda Hawkes, 51 Pleasant Street  
Pat Ghelli, 42 Milford Street

Joe makes motion to recess the Public Hearing, Damon seconds, all approved.

7:45PM Kathy reopens Public Hearing for the Sign By-law.

Damon makes motion to go into recess for the Sign By-law Public Hearing; Joe seconds, all approved.

Kathy calls Public Hearing for the Adult Entertainment By-law out of recess at 7:47PM.

During the discussion Sharon Cutler of 109 Hartford Avenue East gave some comments.

Joe makes motion to close the Public Hearing for the Adult Entertainment By-law at 8:00PM; Peter seconds, all approved.

Peter makes motion for the Planning Board to recommend the Adult Entertainment By-law; Joe seconds, all approved.

Kathy calls Public Hearing for the Sign By-law out of recess at 8:02PM.

Speakers are:

Shirley Smith, 188 Providence Street

Peter Denton, 39 Thayer Road

Linda Hawkes, 51 Pleasant Street

After some discussion Peter makes motion to close the Public Hearing for the Sign By-law, Damon seconds, all approved.

Damon makes motion to recommend the Sign By-law with the amendments; Joe seconds, all approved.

Peter makes motion not to recommend the Scenic Road By-law for Washington Street; Joe seconds, all in favor, Kathy abstains.

Damon makes motion to adjourn meeting at 8:45PM; Joe seconds, all approved.

Respectfully submitted:

Gail L. Wellman

Administrative Assistant



Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio

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**MINUTES OF MEETING**  
**MAY 12, 2008**

Present: Kathy Daniels, Peter Denton, Damon Tinio, Joe Roberto

Kathy opens meeting at 7:04PM

An 81P was presented by Paul DiSome of Colonial Engineering for 61 Milford Street, deeding parcel A to neighbor for side setback of garage. The new parcel will be listed as 59 Milford Street. He presented a ZBA Variance and was included on the plan.

Peter makes motion to approve the 81P plan for 59 Milford St., Joe seconds, all in favor.

Peter makes motion to adjourn meeting at 8:05PM, Damon seconds, all in favor.

Respectfully submitted:  
Kathleen Coffey-Daniels

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio

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### MINUTES OF MEETING

MAY 19, 2008

Present: Kathy Daniels, Peter Denton, Damon Tinio, Joe Roberto, Barry Iadarola

Kathy opens meeting at 7:07PM

Kathy goes over the three routing slips from the Board of Selectmen's office.

Dennis Shaheen from the CPC attends meeting to have the Planning Board sign an 81P plan for the Fino property on Milford Street.

Joe makes motion to sign 81P plan for Milford Street, Damon seconds, all in favor.

Damon makes motion to go into Executive Session to discuss litigation concerning Strawberry Hill Estates at 7:30PM; Joe seconds, all in favor.

Roll call:

Peter, yes

Joe, yes

Damon, yes

Barry, yes

Kathy, yes

After coming out of Executive Session at 7:45PM Kathy goes over some goals that the board would like to work towards. Some are: electronic files, procedures for Site Plans, roads to get accepted and finalize Subdivision Rules & Regs.

Gail to contact John Lavin of Earthworks and ask him to write up a contract for attending meetings, and ask if he can attend Public Hearing for 20 Uxbridge Road.

Board reorganizes:

Damon nominates Kathy for chairman, Barry seconds, all in favor.

Kathy nominates Peter for Vice-Chairman, Damon seconds, all in favor.

Damon nominates Kathy to be recording secretary, Barry seconds, all in favor.

Peter nominates Joe for CMRPC delegates, Kathy seconds, all in favor.

Damon makes motion to adjourn meeting at 8:35PM, Barry seconds, all in favor.

Respectfully submitted,  
Gail L. Wellman  
Administrative Assistant

MINUTES OF MEETING  
EXECUTIVE SESSION  
MAY 19, 2008

Roll call into Executive Session to discuss Strawberry Hill Subdivision litigation.

Peter, yes  
Joe, yes  
Damon, yes  
Barry, yes  
Kathy, yes

Kathy goes over information concerning Strawberry Hill Estates reports that the attorney for the opposing side sent to the board.

Atty. David Abbott recommends to the Planning Board to have the Planning Board hire a private title examiner. He or she should be an expert attorney title examiner.

Joe makes motion to come out of Executive Session at 7:45PM, Peter seconds, all in favor.

Roll call:

Peter, yes  
Joe, yes  
Damon, yes  
Barry, yes  
Kathy, yes

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio

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### **MINUTES OF MEETING**

**June 9, 2008**

Present: Kathy Daniels, Peter Denton, Joe Roberto, Barry Iadarola, Damon Tinio attends at 7:11PM  
John Lavin, PB Engineer.

Kathy opens meeting at 7:03PM

Kathy discusses with the board Cobbler's Knoll. The ZBA is holding a meeting on June 26, 2008.

Board goes over Minutes of Meeting for April 14, 2008 with a couple of changes.

Peter makes motion to approve Minutes of Meeting for April 14, 2008 with amendments; Joe seconds, all approved, Barry abstains.

Board goes over Minutes of Meeting for April 28, 2008.

Joe makes motion to approve Minutes of Meeting for April 28, 2008; Peter seconds, all approved, Barry abstains.

Board goes over Minutes of Meeting for April 30, 2008.

Peter makes motion to approve Minutes of Meeting for April 30, 2008, Joe seconds, all approved, Barry abstains.

Board goes over Minutes of Meeting for May 12, 2008.

Joe makes motion to approved Minutes of Meeting for May 12, 2008; Peter seconds, all approved, Barry abstains.

Board goes over Minutes of Meeting for May 19, 2008.

Barry makes motion to approved Minutes of Meeting for May 19, 2008 as written; Peter seconds, all in favor.

Board goes over Minutes of Meeting for Executive Session for May 19, 2008.

Barry makes motion to approve Minutes of Meeting for Executive Session for May 19, 2008; Joe seconds, all approved.

Board goes over routing slip for the Outer Limits. The board has no comments.

Board sets following meeting dates:

July 14

August 18

Sept. 15, and 29

7:30PM Kathy open Public Hearing for 20 Uxbridge Road by reading legal notice that was in the Milford Daily News.

Bob Poxon of Guerriere & Halnon gives presentation on building planning to be built on property. Dick Landry the architect and Attorney Joseph Antonellis attending meeting as well.

The board was told that the ZBA approved a Special Permit for the property.

Kevin Meehan who owns the property spoke about the project as well.

The following abutters and concerned citizens were present:

Laura Tosches – 28 Taft Avenue

Shirley Smith – 188 Providence Street

Ann Mazar – Pleasant Street

After lengthy discussion Joe makes motion to continue the Public Hearing to Monday, July 14, 2008 at 7:30PM; Peter seconds, all in favor.

8:45 Residents from Park Place Subdivision attends meeting to get any update the board might have on when the road would be completed. Attending were:

Rick Bonnell – 6 Freeman Place

Chris Graham – 5 Freeman Place

Glen Knapik – 4 Freeman Place

Damon makes motion to adjourn meeting at 9:05PM, Barry seconds, all in favor.

Respectfully submitted,

Gail L. Wellman

Administrative Assistant



Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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**MINUTES OF MEETING**  
**JULY 14, 2008**

Present: Kathy Daniels, Peter Denton, Barry Iadarola, Joe Roberto, Damon joins meeting at 7:11PM.

Kathy opens meeting at 7:05PM

Board goes over Minutes of Meeting for June 9, 2008.

Joe makes motion to approve Minutes of Meeting for June 9, 2008 with one correction; Peter seconds, all approved.

Kathy goes over Routing Slip for the New England Steak House sent by the BOS.

7:10PM Mike Weaver from Guerriere & Halnon presents a Site Plan Review request for 3-5 Cape Road. Robert Gushard owns the property. A Public Hearing will be held on Monday, August 18, 2008 at 7:30PM.

Linda Hawkes from the Highway Department speaks to the board about the Storm Water impacts that new developments may have.

7:30PM Kathy reopens continuation of Public Hearing for 20 Uxbridge Road.

Atty. Joseph Antonellis and Bob Poxon again show revised plans for the parcel located next to the other car dealership. They are adding on a parcel that has 71,000 s.f.. Atty. Joseph Antonellis tells the board that there is common ownership of the new parcel.

Residents and other interested parties that attended the meeting are:

Kevin Meehan – owner of property  
John Quirk – 5 Uxbridge Rd.  
Mark Allen – Allen Engineering  
James Quirk – 14 Park St.  
Laura Tosches – Taft Ave.



Shirley Smith – Providence St.  
Dick Skinner – Hartford Avenue East  
Dick Ferrucci – Millville St.  
Katherine Victor – Kinsley Lane  
Hazel Schroder – Millville St.  
Richard Landry – Architect

Atty. Joseph Antonellis notified the board that they also have to get a Special Permit from the Planning Board as well as the ZBA. A Public Hearing needs to be posted and letters sent to the abutters notifying of the Special Permit. The Public Hearing for the Special Permit will coincide with the Site Plan Review Public Hearing which is to be continued to Monday, August 18, 2008 at 8:00PM.

Barry makes motion to continue the Site Plan Public Hearing for 20 Uxbridge Road until August 18, 2008 at 8:00PM; Joe seconds, all approved.

8:45PM Bryan Slack of Design Consultants, Inc. presents Definitive Plans for the Butler Estates Subdivision on 33 Asylum Street consisting of 5 lots. Public Hearing will be held on Monday, September 15, 2008 at 7:30PM.

Joe makes motion to close the meeting at 10:05PM, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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**MINUTES OF MEETING**  
**AUGUST 18, 2008**

Present: Kathy Daniels, Peter Denton, Joseph Roberto, Damon Tinio, Barry Iadarola, Bob Duff

Kathy opens meeting at 7:12PM

Board goes over Minutes of Meeting for July 14, 2008.

Joe makes motion to approve the Minutes of Meeting for July 14, 2008 as written; Damon seconds, all in favor.

Board set the following meeting dates:

October 6 and 20<sup>th</sup>  
November 10 and 24<sup>th</sup>  
December 8<sup>th</sup>

7:15PM Jeff William from MACO Properties appeared before the board for discussion on moving forward for plans concerning Medway Co-op Bank to be located at 1 Hastings Street. Robert Arp, Architect for the bank spoke about the plans.

7:30PM Kathy opens Public Hearing for 3-5 Cape Road. Joe Roberto read the advertisement that was published in the Milford Daily News.

Mike Weaver of Guerriere & Halnon presented revised plans for the project. They will build a 50x70 two-story office building instead of a one story. Robert Duff the town Engineer answer questions from the board pertaining to the building.

Barry makes motion to continue the Public Hearing for 3-5 Cape Rd to September 15, 2008 at 8:00PM; Damon seconds, all approved.

Atty. Robert Mangiaratti answers some questions from the board. Dick Skinner of 134 Hartford Avenue East had question.

8:00PM Kathy opens Public Hearing for a Special Permit for 20 Uxbridge Road by reading the advertisement in the Milford Daily News and also opened continuation of Public Hearing for a Site Plan Review.

Robert Poxon from Guerriere & Halnon gave a presentation on the project. Speakers for the applicant were Atty. Joseph Antonellis and Dick Landry the architect for the project.

Kathy gives the audience a brief overview on the Planning Board's role on Site Plan Reviews and other issues. It is also stated that we have a new engineering firm taking over from Earthworks Engineering.

Kathy goes over notice from Chief Ernie Horn that issues a statement just for the car wash. Kathy asks Chief Horn for his comments on the rest of the dealership.

Kevin Meehan makes some comments pertaining to the dealership.

Atty. Robert Mangiaratti makes a couple of comments.

Residents in attendance that had questions are:

Renee Adams – 38 Colonial Drive  
Brian Bridges – 7 Massasoit Way  
Tim Aicardi – 2 Stymast Drive  
Joe Reed – 25 Miscoe Road  
David Breen – Blackstone St.  
Shirley Smith – Providence St.  
James Quirk – 14 Park St.  
Walter Siryk – 15 Dudley Road  
Matt Fino – Millville St.  
Ernie Horn – 12 Asylum St.  
John Quirk – Uxbridge Rd.  
Barry Iadarola – 1 Willowbrook Lane

Damon makes a motion to accept updated plans. Motion was not seconded.

Damon makes motion to continue both Public Hearings for 20 Uxbridge Road until Monday, August 25, 2008 at 7:00PM in the Planning Board meeting room downstairs; Joe seconds, all approved.

Atty. Robert Mangiaratti discusses with the board Forest Park Subdivision.

10:00 Bruce Wilson and Neil Faulkner appears before the board to discuss changes they want to make for Dunkin Donuts and to see if they need to do a Site Plan Review. After much discussion it was noted that they are only going to do some cosmetic changes to the building and not increase the size of the building and also move the drive thru on the other side of the building. There is no need for a Site Plan Review.

Peter makes a motion that Dunkin Donuts modification of the building does not trigger a Site Plan Review per Sec. 12, Item 3 of the Zoning By-laws; Barry seconds, all approved.

Board discusses Round Meadow Brook Subdivision, Resthaven Road and the other roads that have not yet been accepted by the town.

Gail to find out what money is left in the Park Place bond and amounts for any bonds still left. Also, we need to find out if the Treasurer/Collector can sign out the money, or does she also need the developer to sign out with her. Board also needs to find out what they are going to do with the money.

Board goes over Routing Slips sent by the ZBA, 3-5 Cape Rd and Hartford Avenue East.

Joe makes motion to close meeting at 11:05PM; Damon seconds, all approved.

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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**MINUTES OF MEETING**  
**AUGUST 25, 2008**

Present: Peter Denton, Joseph Roberto, Damon Tinio

Absent: Kathy Daniels, Barry Iadarola

7:00PM Peter open continued Public Hearing for 20 Uxbridge Road.

There are only 3 members present that you need 4 members in order to vote for the Special Permit.

Atty. Joseph Antonellis speaks to the board and requests that the meeting be continued until Wednesday, September 3, 2008.

Damon makes motion to continue Public Hearing to Wednesday, September 3, 2008 at 7PM; Joe seconds, two approve and one nay.

Gail to call Atty. Bob Mangiarati to make sure he can attend the Public Hearing.

Board discusses storm water management and non-storm water management.

Joe makes motion to adjourn meeting at 7:45PM, all approved.

Respectfully submitted:  
Gail L. Wellman, Administrative Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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### MINUTES OF MEETING

SEPTEMBER 3, 2008

Present: Peter Denton, Damon Tinio, Joseph Roberto, Barry Iadarola, Bob Duff

Absent: Kathy Daniels

7:00PM Peter, acting Chairman opens continuation of Public Hearing for the Site Plan Review and Special Permit for 20 Uxbridge Road.

Atty. Joe Antonellis spoke on behalf of his client Kevin Meehan. He stated that all requested items that Cullinan Engineering requested from the report were all addressed on the plans.

Bob Duff of Lenard Engineering gave update to the board that all concerns from the previous engineer's report, John Lavin of Earthworks Engineering, was corrected on the final plans.

Joe makes motion to close the Public Hearing for the Site Plan Review and Special Permit for 20 Uxbridge Road at 7:05PM; Damon seconds, all in favor with a unanimous vote.

Planning Board members are presented with a draft of the decision by Atty. Joe Antonellis just before the meeting. The draft needs to be reviewed by Atty. Robert Mangiaratti (Town Council) and the board members.

Atty. Joe Antonellis asks the board if they are going to take a formal vote.

Atty. Robert Mangiaratti advises the board that they should take a short recess in order for them to read over the draft so they could act on it.

Board takes a 10-minute break to read the standard decision that Atty. Joseph Antonellis presented.

Meeting is reopened at 7:20PM.

Joe makes a motion to grant the Special Permit for Imperial Plaza and approve the Site Plan Review for 20 Uxbridge Road; Damon seconds, all in favor with a unanimous vote.

Joe makes a motion that the board approves the form of decision as amended that was submitted by Atty. Joseph Antonellis; Damon seconds, all approved with a unanimous vote.

Barry makes a motion to adjourn the meeting at 7:27PM; Damon seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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**MINUTES OF MEETING**  
**SEPTEMBER 15, 2008**

Present: Peter Denton, Damon Tinio, Joseph Roberto, Barry Iadarola, Bob Duff

Absent: Kathy Daniels

Peter opens meeting at 7:00PM.

Board goes over Minutes of Meeting for August 18, 2008.

Joe makes motion to approve the Minutes of Meeting for August 18, 2008; Damon seconds, all approved.

Board goes over Minutes of Meeting for August 25, 2008.

Damon makes motion to approve the Minutes of Meeting for August 25, 2008; Joe seconds, all approved, Barry abstains.

Board goes over Minutes of Meeting for September 3, 2008.

Barry makes motion to approve the Minutes of Meeting for September 3, 2008;p Damon seconds, all approved.

Board received letter from Fred Ruland to ask for release of bond for Blueberry Estates Subdivision as road as built were recorded.

Joe makes motion to release remaining bond money to a zero balance for Blueberry Estates Subdivision; Damon seconds, all in favor.

Board was given a citizens petition to have a public hearing to amend the zoning by-laws for the Adult Entertainment by-law.

Damon makes motion to set the Public Hearing for Monday, October 6, 2008 at 7:30PM for the Adult Entertainment; Barry seconds, all approved.



7:30PM Peter pens Public Hearing for Butler Estates located at 33 Asylum Street by reading the notice published in the Milford Daily News.

Bryan Slack from Design Consultants gives presentation on plans.

See attached sign in sheet for residents attending the meeting.

8:00PM Damon asks 3-5 Cape Road if the board could continue with Public Hearing for 33 Asylum Street for a few more minutes. The approved it.

Joe makes motion to continue the Public Hearing for 33 Asylum Street until Monday, September 29, 2008 at 7:30PM; Damon seconds, all approved.

8:30PM Peter opens continuation of Public Hearing for 3-5 Cape Road. Mike Weaver from Guerriere & Halnon presents more information to the board about what style building, etc will be built on the property.

Damon makes motion to close the Public Hearing for 3-5 Cape Road, Joe seconds, all approved.

After discussion Damon makes motion to approve the Special Permit for and accept the Site Plan as presented for 3-5 Cape Road; Barry seconds, unanimous approval.

Letter needs to be sent to the Town Clerk that the Board approved the Special Permit and Site Plan for 3-5 Cape Road.

Board goes over one page plan presented tonight and discussed with Bob Duff.

Board discusses the Adult Entertainment By-law.

Joe makes motion to close meeting; all approved.

Respectfully submitted,  
Gail L. Wellman  
Admin. Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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**MINUTES OF MEETING**  
**OCTOBER 6, 2008**

Present: Kathy Daniels, Barry Iadarola, Joseph Roberto, Peter Denton attends at 7:30PM

Absent: Damon Tinio

Kathy opens meeting at 7:00PM.

Bob Anderson attends meeting to submit road as-builts for Stymast Drive, Rose Creek Estates for road acceptance. Need to contact Dale to have an article placed on the Town Warrant for November.

Mark Allen from Allen Engineering attends to discuss property at 34 Hartford Avenue East. The parcel is 5 acres, would like to make one lot for a single family. Planning Board took it under consideration so they can talk with the town engineer.

Gail to call Bob Duff requesting a bond inspection for Mike Salvador of Nipmuc Estates, Willowbrook Lane.

Board received letter for 33 Asylum Street subdivision requesting an extension from the board.

Barry makes motion to accept extension letter for 33 Asylum Street, Joe seconds, and Kathy steps down to vote, all in favor. Board set continuation of Public Hearing for 33 Asylum St. to Monday, October 20, 2008 at 8:30PM.

Board discusses 1 Hastings Street application. A letter needs to be sent to the applicant asking if they are going to do a drive-up window and if so they need to file a separate application for a Special Permit.

7:30PM Kathy opens the Public Hearing for the Adult Entertainment By-law amendment by reading the advertisement printed in the Milford Daily News.

Eric Simpson gives a presentation on the amendment to the by-law. See attached sign-up sheet for all attendees.

Board takes a short recess at 7:53PM until the Town Moderator could attend the meeting.

The board again stated that Medway Co-op Bank will need to apply for a Special Permit, Section 12 – Item 4 for the drive-up window. Bob Arrp engineer presents a plan for the site at 1 Hastings Street.

The Public Hearing date for the Site Plan for 1 Hastings Street was set for October 27, 2008 at 7:30PM.

Gail needs to post meeting for Monday, October 27, 2008 as it is not one of our regular meeting dates.

Board goes over Minutes of Meeting for September 15, 2008.

Joe makes motion to approve the Minutes of Meeting for September 15, 2008; Peter seconds, all approved.

8:30PM Kathy continues the Public Hearing for the Adult Entertainment By-law amendments.

After much discussion Peter makes motion to close the Public Hearing for the Adult Entertainment By-law amendment, Joe seconds, all approved.

Board discusses with Atty. Brandon Moss about the article for the Town Meeting.

Peter makes motion that the Planning Board has no recommendation regarding the petition as presented, Joe seconds, all approved.

Barry informs board that he abstained from voting on the Minutes of Meeting for the August 25, 2008 minutes, as he did not attend that meeting.

Board needs to write up about the Public Hearing for the town meeting tomorrow and the board's recommendation.

Kathy goes over the status of Strawberry Hill Estates.

Peter makes motion to adjourn meeting at 9:40PM, Joe seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant



Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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**MINUTES OF MEETING**  
**OCTOBER 20, 2008**

Present: Kathy Daniels, Peter Denton, Barry Iadarola, Joseph Roberto, Bob Duff

Absent: Damon Tinio

Kathy opens meeting at 7:00PM

Board goes over Minutes of Meeting for October 6, 2008.

Joe makes motion to approve Minutes of Meeting for October 6, 2008; Barry seconds, all approved.

Kathy discusses 34 Hartford Avenue East. Planning Board to send a letter to the ZBA with comments.

Board discusses Cobblers Knoll. Peter is on a committee for Cobbler's Knoll and told the board that there is progress going on.

Planning Board goes over the bills sent by Lenard Engineering with Bob Duff.

7:30PM Kathy opens Public Hearing for the Sign By-law by reading the add posted in the Milford Daily News.

See attached list of attendees.

Shirley Smith gives presentation of added items and changes to the by-law from a previous Public Hearing.

After much discussion on the by-law Peter makes motion to continue the Public Hearing until committee requests to meet with the Planning Board, Barry seconds, all approved.

8:30PM Kathy opens the continuation of Public Hearing for 33 Asylum Street.

Bryan Slack goes over the list of waivers they are requesting with the board.

After much discussion with the board the applicant will be sending a letter of extension to the board for their decision by the January meeting.

After lengthy discussions Peter makes motion to continue the Public Hearing to Monday, December 8, 2008 at 7:30PM, Joe seconds, all approved.

Barry makes motion to close meeting at 10:50PM, Joe seconds, all approved.

Respectfully submitted:

Gail L. Wellman

Admin. Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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**MINUTES OF MEETING**  
**OCTOBER 27, 2008**

Present: Kathy Daniels, Barry Iadarola, Peter Denton, Damon Tinio

Absent: Joseph Roberto

Kathy opens meeting at 7:15PM.

Board goes over Minutes of Meeting for October 20, 2008.

Barry makes motion to approve the Minutes of Meeting for October 20, 2008; Peter seconds, all approved. Damon abstains.

Kathy informs the board members that the RFP's for a new Town Engineer has been submitted for them to rate and have information in by November 13, 1008.

7:30PM Kathy opens the Public Hearing for a Special Permit for the drive-up at 1 Hastings Street by reading the notice that was published in the Milford Daily News.

Atty. Jeff Williams speaks to the board and then turns over the presentation to Robert Arp from Ekman & Arp Engineering.

Mike Maglio from Tibbetts Engineering gives presentations on different aspects of the property and building. Jack Hamilton speaks to the board.

Peter makes motion to recess the Public Hearing in order to open up the 7:45 Public Hearing for a Site Plan Review for 1 Hastings Street; Barry seconds, all approved.

7:45PM Kathy opens Public Hearing for the Site Plan Review located at 1 Hastings Street by reading the notice that was published in the Milford Daily News.

Peter makes motion to come out of recess and run the Public Hearings concurrently, Barry seconds, all approved.

Kathy continues the discussions by reading the comments that the Board of Health submitted.

Mike Maglio asked board if he had permission to contact Bob Duff about the drainage calculations that were not submitted with the paperwork. The drainage calculations should have been submitted with the original submission.

Mike Dowhan from Veri/Waterman Associates also gave a presentation.

Jack Hamilton informed the board that there is to be a name change for the bank to be Charles River Bank keeping in context that the towns are on the Charles River watershed.

Peter makes motion to close both Public Hearings at 8:15PM, Damon seconds, all in favor.

Damon makes motion to approve the Special Permit for the drive-up window for 1 Hastings Street, Peter seconds, all approved. Unanimous vote.

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

Respectfully submitted,  
Gail L. Wellman  
Administrative Assistant



Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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**MINUTES OF MEETING**  
**NOVEMBER 10, 2008**

Present: Joe Roberto, Kathy Daniels, Peter Denton, Damon Tinio, Bob Duff joined meeting at 7:30

Absent: Barry Iadarola

Kathy opens meeting at 7:00PM.

Fred Lapham from Shea Engineering presents an 81P for Miscoe Road. The lot is listed as an unbuildable lot on the plan. Parcel is owned by Kevin Philbrick and is a conveyance lot only.

Damon makes motion to approve the 81P for Miscoe Road as presented as a conveyance lot for Kevin Philbrook dated 11-20-2008 by Shea Engineering; Joe seconds, all approved, Kathy abstains.

Mike Yurka of Yurka Engineering presents at 81P for L3 Quissett Road. Parcel is owned by Larry Pearson. Lot 3 is to be taken out of 36 Quissett Road.

Joe makes motion to approve the 81P for L3 Quissett Road, Damon seconds, all approved.

Shirley Smith from the By-Law Committee attended the meeting to ask if the Planning Board would be the Special Permit granting authority for accessory apartments.

Atty. Jeff Williams, John Hamilton, Sue, representatives for Medway Bank attended the meeting to further discuss some issues concerning 1 Hastings Street. Michael Maglio from tec went over the comments made by Bob Duff. They were told the board needs a complete copy of the plans for our records.

Peter makes motion to approve the Site Plan as presented for 1 Hastings Street; Damon seconds, all approved and Joe abstains.

Peter makes motion to recommend the acceptance of Stymast Drive; Damon seconds, all approved.

Gail to let Bob Anderson know that he should send a letter requesting a full bond release. We need to check with the BOS to see that deed has been squared away.

Kathy discusses with the board 34 Hartford Avenue East.

Kathy discusses with the board about Butler Estates and the concerns for the site distance with Bob Duff.

Board goes over Minutes of Meeting for October 27, 2008.

Peter makes motion to accept the Minutes of Meeting for October 27, 2008; Damon seconds, all approved.

Bob Duff leaves meeting at 8:52PM.

Board discusses the applications for the new town engineer.

After much discussion Kathy made a motion to send a letter to the Board of Selectmen with the recommendation that the board recommends the choices of the Highway Surveyor; Peter seconds, with a vote of 3-1-0. Damon votes nay.

Damon makes motion to close the meeting at 9:45PM; Joe seconds, all approved.

Respectfully submitted,  
Gail L. Wellman  
Administrative Assistant

Kathleen Coffey-Daniels, Chairman  
Peter Denton



Joseph Roberto  
Damon Tinio  
*Barry Iadarola*

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### MINUTES OF MEETING

NOVEMBER 24, 2008

Present: Kathy Daniels, Peter Denton, Joseph Roberto, Barry Iadarola, Damon Tinio

Kathy opens meeting at 7:00PM.

Board goes over Minutes of Meeting for November 10, 2008. Joe makes motion to accept Minutes of Meeting for November 10, 2008 with amendments; Peter seconds, all in favor. Barry abstained.

Mike Yurka presents package with letter requesting a Public Hearing for a Scenic Road at 34 Quissett Road. They need to remove rocks for a driveway but will not be taking down any trees. Board scheduled public hearing for Monday, January 12, 2009 at 7:30PM. John Castagnaro will send a letter granting the Planning Board an extension from the 30 days of submittal for the public hearing to be held until January 12, 2009.

Board does roll call to go into Executive Session to discuss ongoing court case for Hammermill.

Roll call: Peter, yes; Joseph, yes; Barry, yes; Damon, yes; Kathy, yes

Board comes out of Executive Session at 8:34PM.

Kathy discusses routing slips sent from the BOS office. Only comment is concerning Lambert's.

Board discusses signing of Rose Creek as-builts. Peter makes motion to accept and sign Rose Creek's as-builts; Damon seconds, all in favor.

Board also discusses full bond release for Rose Creek Estates. Peter makes motion to release the balance to \$0.00 for the bond account for Rose Creek Estates; Damon seconds, all in favor.

Barry makes motion to adjourn; Joe seconds, all in favor.

Respectfully submitted,  
Kathleen Coffey-Daniels  
Chairman

EXECUTIVE SESSION  
NOVEMBER 24, 2008

Roll call:

Peter, yes  
Joe, yes  
Damon, yes  
Barry, yes  
Kathy, yes

David Abbott attends to update the board on how the case is proceeding. He reviewed 4 points of denial and where those arguments stand now.

Roll call out of Executive Session at 8:34PM

Peter, yes,  
Joe, yes  
Damon, yes  
Barry, yes  
Kathy, yes

Kathleen Coffey-Daniels, Chairman  
Peter Denton



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**MINUTES OF MEETING**  
**DECEMBER 8, 2008**

Present: Kathy Daniels, Peter Denton, Damon Tinio, Barry Iadarola, Joseph Roberto

Kathy opens meeting at 7:00PM.

Board sets future meeting dates:

January 12 & 26  
Feb 9 & 23  
March 9 & 23.

Board goes over Minutes of Meeting For November 24, 2008. Joe makes motion to approve the Minutes of Meeting for November 24, 2008 as written; Barry seconds, all approved.

Joe makes motion to approve the Executive Session minutes for November 24, 2008; Barry seconds, all approved.

Board discusses letter sent concerning Lambert's Flower at 1 Cape Road. It is not a Planning Board issue but a ZBA issue.

The board voted to continue the Sign By-law Public Hearing for Monday January 12, 2009 at 8PM. Notice needs to be put in the paper of the continuation.

Kathy discusses with the board 33 Asylum Street and their extension letter.

7:30PM Kathy continues the Public Hearing for 33 Asylum Street, Butler Estates. It is to be noted that no one from the applicant party attended the meeting. The board was notified through e-mail by Bryan Slack that they had no new plans to submit at this time and would not be attending the public hearing.

Kathy will notify the applicant that the board voted to continue the public hearing until January 12, 2009 at 7:15PM.

Joe makes motion to continue the Public Hearing for Butler Estates to Monday January 12, 2009 at 7:15PM, Damon seconds, all approved.

Omar Wenger appears before the board to ask some questions concerning moving the house on 123 Uxbridge Road back to the residential area on their property. The house sits on the commercial part of his lot. He was told to contact the ZBA about getting a variance.

Al Miraj came in to discuss Cobbler's Knoll.

Board set a Public Hearing Date for March 9, 2009 at 7:30PM for revised Subdivision Rules and Regulations.

Kathy to contact Bob Duff about the regulations and to let him know that he is needed at the January 12, 2009 and January 26, 2009 meetings.

Board discusses the expired Nipmuc Estates Covenant.

Damon makes motion to adjourn the meeting at 8:45PM, Peter seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant