

Kathleen Coffey-Daniels, Chairman
Peter Denton



Joseph Roberto
Damon Tinio
Barry Iadarola

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 12, 2009

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

Kathy opens meeting at 7:02PM

Board goes over Minutes of Meeting for December 8, 2008.

Barry makes motion to approve the Minutes of Meeting for December 8, 2008; Peter seconds, all approved.

Kathy informs board that 3 by-law changes were submitted by the Board of Selectmen's office and a public hearing needs to be set. The by-law changes are: Business District Expansion, Flood Hazard Overlay District and Accessory Dwelling Units. Public Hearing has been set for Monday, February 9, 2009 starting at 7:30PM.

March 9, 2009 Public Hearing is set for updating the Subdivision Rules & Regulations at 7:30PM.

7:15PM Kathy open the continuation of Public Hearing for 33 Asylum Street. Kathy reads letter requesting an extension to February 26, 2009.

Barry makes motion to accept letter of extension for 33 Asylum Street, Peter seconds, all approved.

Joe makes motion to continue the Public Hearing for 33 Asylum Street to Monday, February 23, 2009 at 7:15PM; Barry seconds, all approved.

A letter is to be sent to Ben Svenson that the extension letter was approved and the next continuation hearing date of February 23, 2009.

Kathy presents to the board an Application Site Plan/Special Permit form that the board can use when necessary.

7:30PM Kathy opens the Scenic Road Public Hearing for 34 Quissett Road by reading the legal notice from the Milford Daily News.

Larry Pearson of 36 Quissett Road informs the board that he sold the property at 34 Quissett Road to John Castagnaro and that Mike Yurka from Yurka Engineering would make a presentation on what was going to be done with the stonewall.

Mike Yurka made a presentation to the board that part of the stonewall would be taken down to make way for a driveway and the stones would be reused on the other part of the stonewall.

Joe makes motion to close the Scenic Road Public Hearing, Damon seconds, all approved.

Joe makes motion to approve the driveway opening on Quissett Road which is a Scenic Road, Damon seconds, all approved.

Kathy informs the board that she has given a letter of resignation effective May 12, 2009 for personal reasons.

8:00PM Kathy opens the continuation of the Public Hearing for the Sign By-law and Shirley Smith discusses with the board the changes that the By-Law Committee had made.

Larry Pearson of 36 Quissett Road and Sharon Cutler of 107 Hartford Avenue East gave some remarks about some of the changes.

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

Damon makes motion to close the meeting at 9:00PM, Joe seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

Kathleen Coffey-Daniels, Chairman
Peter Denton



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MINUTES OF MEETING
January 26, 2009

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

Absent: Damon Tinio

Kathy opens meeting at 7:00PM.

Board sets meeting dates of April 13 and April 27th.

Board goes over ZBA application for 123 Uxbridge Road. Gail to send letter to the ZBA asking if there is sufficient frontage for a residential lot and do they need a Special Permit for the driveway.

Board goes over Minutes of Meeting for January 12, 2009. Barry makes motion to approve Minutes of Meeting for January 12, 2009 as amended: Peter seconds, all approved.

Tony Willoughby, Amy DeWitt and Wayne Wagner from the Mendon Historical Commission appears before the board to discuss a draft for a demolition by-law. There was much discussion from both sides. Board members would like to read the proposed by-law better and will get some feedback to Tony Willoughby.

Kathy discusses with the board the roads that have not yet been accepted by the town and the status of having the town accept them.

Board goes over the submission of the Sign By-law. The Planning Board tabled the discussion and will discuss any recommendations at the next meeting,

Barry makes motion to close meeting at 8:20PM; Peter seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

Kathleen Coffey-Daniels, Chairman
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MINUTES OF MEETING
FEBRUARY 9, 2009

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

Absent: Damon Tinio

Kathy opens meeting at 7:01PM

Board goes over Minutes of Meeting for January 26, 2009.

Barry makes motion to accept Minutes of Meeting for January 26, 2009 as written; Peter seconds, all approved.

Kathy discusses with the Board the Sign By-law and whether the board wants to vote to recommend it. Shirley Smith needs to give the final updates on the by-law before they vote to recommend.

Board goes over Routing Slip for Mendon Wine & Spirits, as they will be moving to the Country Plaza.

Kathy informs board that another citizens petition has been submitted to amend the Adult Entertainment Overlay District. Board sets March 9 at 7:30 for the Public Hearing. The ad will be posted in the Milford Daily news on Friday, February 20th and Friday, February 27th.

Kathy discusses moving the original date for a Public Hearing to update the Subdivision Rules & Regulations from March until April 27, 2009. Board may need to meet another day to discuss revisions and have set Monday, April 6, 2009. Gail to post the new meeting date and the date can be cancelled if it is not needed.

Gail informed the board that there are still two outstanding bills owed to Lenard Engineering. A letter will be sent to the ZBA informing them that Mark Allen's clients for 34 Hartford Avenue East has an outstanding bill.

Gail to send certified letter to Ben Svenson to remind him about the outstanding bill and that there is a continuation of the public hearing for 33 Asylum Street is on March 23, 2009.

7:30PM: Kathy opens Public Hearing for the Business District Expansion by reading the legal notice published in the Milford Daily News.

See attached sign in sheet for attendees.

Shirley Smith from the Zoning By-law Committee gives a presentation concerning the by-law.

The following members of the committee attended:

Sharon Cutler – 109 Hartford Ave E.

Shirley Smith – Providence St.

Linda Hawkes – 51 Pleasant St.

Bob Sweet – 50 Milford St.

Mark Mortimer – 14 Vincent Rd

After some discussion Peter makes motion to close the Public Hearing at 7:40PM; Joe seconds, all approved.

Peter makes motion to recommend passage of the Business District Expansion By-law; Barry seconds, all approved.

7:45PM Kathy opens Public Hearing for the Flood Hazard Overlay District by reading the legal notice published in the Milford Daily News.

Kathy turns over the hearing to Shirley Smith from the Zoning By-law Committee to give her presentation.

Debbie Lane of 38 Vincent Road attended the meeting.

Joe makes motion to recess the public hearing in order to open the Public Hearing for 8:00PM; Barry seconds, all approved.

8:00PM Kathy open Public Hearing for the Accessory Dwelling Units by reading the legal notice that was published in the Milford Daily News.

Joe makes motion to recess the Public Hearing for the Accessory Dwelling Units at 8:02 in order to reopen the Flood Hazard Overlay District Public Hearing; Peter seconds, all approved.

After some discussion Peter makes motion to close the Public Hearing for the Flood Hazard Overlay District by-law; Joe seconds, all approved.

8:15PM Joe makes motion to reopen the Public Hearing for the Accessory Dwelling Units; Peter seconds, all approved.

Shirley Smith makes her presentation for the by-law. See sign in sheet on who attended the Public Hearings.

Jean Berthold – Assistant Assessor was asked to speak about different issues concerning in-law apartments.

Brian Lord of 7 Swandale Rd. spoke that he had put in an in-law apartment in 1996 and gave his opinion on the by-law.

After lengthy discussions concerning the Accessory Dwelling Units, Joe makes motion to continue the Public Hearing to February 23, 2009 at 7:30PM; Peter seconds, all approved.

Joe makes motion to close the meeting at 9:50PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

Kathleen Coffey-Daniels, Chairman
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MINUTES OF MEETING
FEBRUARY 23, 2009

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

Absent: Damon Tinio

Kathy opens meeting at 7:00PM.

Board goes over Minutes of Meeting for February 9, 2009.

Peter makes motion to accept Minutes of Meeting for February 9, 2009 with corrections, Joe seconds, all approved.

Kathy discusses with the board the ZBA approval for 34 Hartford Avenue East.

Kathy reads letter from Pat Ghelli concerning 50 Milford Street. As Bob Sweet attended the meeting he has stated that he will put in low growing bushes so they will not interfere with the power lines overhead in a timely fashion this spring.

7:15PM Kathy reopens the Public Hearing for 33 Asylum Street, Butler Estates. There is no one present at this time to discuss the subdivision. There has been no correspondence from the applicant.

After some discussion Peter makes motion to close the Public Hearing for 33 Asylum Street, Joe seconds, all approved, Kathy abstains.

Peter makes motion to deny the subdivision Butler Estates dated 7/14/08, Joe seconds, all approved, Kathy abstains.

Kathy reads letter from the town clerk asking for their support to fix problems with the vault.

Barry makes motion to support the town clerk, Joe seconds, all approved.

7:30PM Kathy reopens the Public Hearing for the zoning by-law Accessory Dwelling Units.

Shirley Smith goes over the issues the committee discussed. Those attending the hearing are:

Shirley Smith – 188 Providence St.
Linda Hawkes – 51 Pleasant St.
Conrad Beliveau – 51 North Ave.
Sharon Cutler – 109 Hartford Ave. E.
Don Keller – 10 Cape Rd.
Brian Lord – 7 Swandale Dr.
Debbie Lane – 38 Vincent Rd.
Bob Sweet – 50 Milford St.
Mark Mortimer – 14 Vincent Rd.

Peter makes motion to close the Public Hearing for the Accessory Dwelling Units at 8:15PM, Joe seconds, all approved.

The committee decides to review the by-law again before submitting it for town approval and has withdrawn the article from the annual town meeting.

The board discusses the updates on the sign by-law.

Peter makes motion not to support the sign by-law, Joe seconds, all approved.

Barry makes motion to close meeting at 8:50PM.

Kathleen Coffey-Daniels, Chairman
Peter Denton



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MINUTES OF MEETING
MARCH 9, 2009

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

Absent: Joseph Roberto

Kathy opens meeting at 7:05PM.

Board goes over Minutes of Meeting for February 23, 2009.

Barry makes motion to approve Minutes of Meeting for February 23, 2009 as amended; Peter seconds, all approved, Damon abstains.

7:07PM Fred Lapham from Shea Engineering presents an 81P plan for a conveyance lot on Miscoe Road, Lot E to be listed as "Not a Building Lot".

Damon makes motion to accept 81P plan as presented for Lot E Miscoe Road, Barry seconds, all approved, Peter abstains.

7:17PM Mark Allen presents an 81P for 34 Hartford Avenue East.

Damon makes motion to approve the 81P for 34 Hartford Avenue East, Barry seconds, all approved, Kathy abstains.

Bob Sweet of 50 Milford Street asks the board if he could plant grass on the strip in front of his property instead of bushes because the salt from winter would just make the bushes die. After much discussion he told board that he would plant some type of bushes in the spring.

7:30PM Kathy opens Public Hearing for the Adult Entertainment Overlay District by reading the add published in the Milford Daily News. Kathy asks if the article is going to be pulled from the town meeting warrant. Laurie Sweet asked the board not to put the article on the warrant. After much discussion it was stated that it had to be on the warrant but could be passed over. Laurie Sweet, Debbie Lane and Shirley Smith attended meeting and made comments about the by-law.

Damon makes motion to close the Public Hearing, Barry seconds, all approved.

Peter makes motion to recommend the town to pass over the article, Damon seconds, all approved.

7:45PM Bob Poxon from Guerriere and Halnon presents road as-builts for Resthaven Road to have the road accepted at the annual town meeting. The plans will have to be inspected by the town engineer and the highway surveyor.

The board goes over the routing slip from the selectmen's office for 20 Uxbridge Road.

8:15PM The Zoning By-law Committee consisting of Shirley Smith, Bob Sweet and Sharon Cutler, discusses with the board about the Sign By-law and if they will support it for the annual town meeting. After much discussion the committee is to go back and make a few small changes and bring the by-law back to the board at the March 23, 2009 meeting.

The board sets meeting dates for May as follows:

Monday, May 11, 2009 and Monday, May 25, 2009.

Gail to post meeting for Friday, May 1, 2009 for 6:30PM at the Miscoe Elementary School.

A public hearing has been set for Monday, April 27, 2009 at 7:30PM to update the Subdivision Rules and Regs. Add to be published in the Milford Daily News on Friday, April 10, 2009 and Friday, April 17, 2009.

Barry informed the board that he would not be able to attend the April 13, 2009 meeting.

Barry makes motion to close the meeting at 9:15PM, Damon seconds, all approved.

Respectfully submitted:

Gail L. Wellman

Administrative Assistant

Kathleen Coffey-Daniels, Chairman
Peter Denton



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MINUTES OF MEETING
MARCH 23, 2009

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

Kathy opens meeting at 7:05PM.

Board goes over Minutes of Meeting for March 9, 2009. Barry makes motion to approve Minutes of Meeting for March 9, 2009 as amended; Damon seconds, all approved.

Bob Sweet discusses his letter with the board about plantings on his property per site plans submitted when he built his second building.

Joe makes motion to accept Bob Sweet's letter dated March 12, 2009 for 50 Milford Street as amended from site plan; Damon seconds, all approved.

Zoning By-law Committee members attend meeting to discuss changes that were made to the by-law after much discussion with the board.

Damon makes motion to support the Sign By-law as amended; Joe seconds, all approved.

Kathy goes over contract from Bill Richards of Cullinan Engineering. The contract covers inspection of the road as-built plans for Resthaven Road and all inspections of the road to comply with the Subdivision Rules and Regulations in order to have road accepted at the May town meeting. Letter is to be sent to the applicant that it is their responsibility to pay the fees along with a copy of the contract

Kathy discusses with the board about still having a Public Hearing on April 27, 2009 at 7:30PM for the updating of the Subdivision Rules and Regulations. All agreed.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

Kathleen Coffey-Daniels, Chairman
Peter Denton



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MINUTES OF MEETING
APRIL 13, 2009

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

Absent: Barry Iadarola

Kathy opens meeting at 7:05PM.

Bob Poxon with Guerriere & Halnon Engineering presented an 81P plan for L6 Powers Road. The property is owned by David & Elizabeth Benney. Part of the property is in Upton.

Damon makes motion to approve the plans as presented; Peter seconds, all approved.

Board goes over the Minutes of Meeting for March 23, 2009.

Joe makes motion to accept Minutes of Meeting for March 23, 2009 as amended; Peter seconds, all approved.

Damon told the board that Bob Sweet planted the shrubs in front of his property and that they look good.

Board goes over the warrant articles that the board needs to give recommendations on.

Board discusses with attendees the proposed demolition by-law.

Kathy told board that the Public Hearing for updating the Subdivision Rules and Regulations was changed to May 11, 2009 at 7:30PM.

Peter makes motion to close meeting at 8:25PM; all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

Kathleen Coffey-Daniels, Chairman
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MINUTES OF MEETING

APRIL 27, 2009

Present: Kathy Daniels, Peter Denton, Damon Tinio

Absent: Joseph Roberto, Barry Iadarola

Kathy opens meeting at 7:05PM

Dan Gardner appears before the board questioning if a resident on Thayer Rd (which is a Scenic Road) would have to have a public hearing in order to widen the stonewall opening on her property. Board made a determination that they do not have to hold a public hearing.

Board goes over Minutes of Meeting for April 13, 2009. Damon makes motion to approve the Minutes of Meeting for April 13, 2009; Peter seconds, all approved.

Board discusses Resthaven Road and wanted to know if the punch list was completed. Gail called and left a message with Tina Afonso but she never responded. The board discussed that they would have to recommend they pass over of the article, as board was not notified punch list was completed.

Kathy asks board for their approval to send a letter to Kevin Meehan concerning activity on the property at 20 Uxbridge Road and the Special Permit that was granted by the Planning Board. The board was in agreement with sending the letter.

Jim from Outback Engineering presents a plan for Cobblers Knoll, to change the Phase 2 and Phase 3 into a conventional subdivision from the 40B. Al Miraj attended the meeting and spoke to the board about putting in 21 houses under the conventional instead of the 31 houses under the 40B.

Gail to post meeting for May 13, 2009 to reorganize the board after the Town Election being held on March 12, 2009; and post meeting for June 8, 2009.

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

Respectfully submitted:

Gail L. Wellman, Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
Jim Quirk

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MINUTES OF MEETING
MAY 11, 2009

Present: Kathy Daniels, Peter Denton, Joseph Roberto

Absent: Damon Tinio, Barry Iadarola

Kathy opens meeting at 7:02PM

Board goes over Minutes of Meeting for April 27, 2009. Joe makes motion to approve the Minutes of Meeting for April 27, 2009 as amended, Peter seconds, all approved.

Board goes over routing slip for Beth White. Board stated that there is no comment.

Kathy goes over letter that was sent to Kevin Meehan.

Kathy discusses with board concerning 50 Milford Street and the plantings that were supposed to be done. Kathy felt that board should send Bob Sweet a letter asking him to attend the next meeting to discuss the plantings on his property.

Board goes over Minutes of Meeting for February 9, 2009, as there were a couple of errors that were not caught by the board.

Peter makes motion to amend the accepted Minutes of Meeting for Feb. 9, 2009, Joe seconds, all approved.

Peter makes motion to accept the amended Minutes of Meeting for Feb. 9, 2009; Joe seconds, all approved.

Peter makes motion to adjourn meeting at 7:40PM, all approved

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
Jim Quirk

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MINUTES OF MEETING
MAY 13, 2009

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

Absent: Barry Iadarola

Damon opens meeting at 7:07PM.

Kathy Daniels attended the meeting at the request of Damon Tinio to discuss with the new board the two outstanding issues that are coming before the planning board. The issues concern Strawberry Hill Subdivision and Cobbler's Knoll. Strawberry Hill Subdivision has until May 28, 2009 to submit all paperwork in order for the Planning Board to have a Public Hearing on June 22, 2009. Gail needs to post article in the paper on June 5th and June 12, 2009 and send announcements to the abutters. The public hearing will be held on June 22, 2009 at 7:30PM if all paperwork submitted on time and the board has until July 23, 2009 for their decision.

Kathy also mentioned that someone needs to be appointed to the CMRPC and the Planning Use Committee.

It was discussed that a letter needs to be sent to David Kurzy in regards to a tree that he was supposed to replace on his property that has not been done.

Board reorganizes:

Damon makes motion for Bill Ambrosino to be Chairman, John seconds, all approved.

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

Damon makes motion for Jim to be recording secretary, Bill seconds, all approved.

Damon makes motion for John Vandersluis to be the planning board member for the CMRPC Committee, Bill seconds, all approved.

Board set the following Planning Board meeting dates:

Monday, June 22, 2009 and Monday, July 13, 2009.

Bill requests that Gail e-mail all members with the updated address and phone number list.

John makes motion to adjourn meeting at 8:45PM, all approved.

Respectfully submitted:

Gail L. Wellman

Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
JUNE 8, 2009

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

Bill opens meeting at 7:00PM.

Board goes over Minutes of Meeting for May 11, 2009. Not sure if they can approve them as there are three new members on board now and the two old members were not at the meeting.

Damon makes motion to accept Minutes of Meeting for 5-11-09, John Seconds, all in favor on contingency that they can be accepted. Gail to contact the Town Clerk to find out if this is acceptable.

Board goes over Minutes of Meeting for May 13, 2009. Damon makes motion to approve the Minutes of Meeting for May 13, 2009, Jim seconds, all in favor.

7:10PM Fred Lapham from Shea Engineering presents an 81P plan for 94 Park Street. It will be a plan to cut out 5 lots. Norman Choleki Trustee is the owner.

Barry makes motion to approve the 81P plan for 94 Park Street, Damon seconds, all approved.

Board discusses the Park Place Subdivision that has not been completed. A certified letter was sent to the owner, Mike Curatola stating he needed to respond in writing by June 1, 2009 of what his intentions are in completing the subdivision. The board was told that Mike Curatola has not responded to the letter. Gail to let Dale know that there has been no response to the letter. Gail to check to see if his attorney's name can be found, and maybe a cell phone number for Mike.

7:25PM Bob Sweet attends meeting in response to letter sent about the landscaping that was to be completed in front of his property at 50 Milford Street. Board was shown pictures of what has been planted and that Shirley Smith gave him some lilac bushes to plant as well.

Damon makes motion to accept the plantings of lilac bushes and forsythias in place of arborvitae and yew trees, John seconds, all in favor.

The board sets the following meeting dates:

July 27th
August 10 & 24
September 14 & 28
October 26
November 9 & 23
December 14

7:45PM James Pavlik, P.E. from Outback Engineering submits Definitive Plans for Cook's Crossing located on Hartford Avenue East. It was originally part of Cobbler's Knoll. Bill Richard of Cullinan Engineering will be the boards engineer on this project as he has been the engineer for the ZBA on the Cobbler's Knoll project. The Public Hearing has been set for Monday, July 27, 2009 at 7:30PM.

There was much discussion with the audience on this upcoming project.

Kathy Daniels questioned about one or two lots that were supposed to be transferred to the town and if it had been completed. Gail to ask Dale about the lots.

Bill informs the board about training that he is trying to set up for members of the planning board and ZBA members who are interested. He has also contact Hopedale and Millville to see if anyone from their towns were interested in taking the training as well. The board members felt alternating Monday's would be best for them.

A member of the planning board has to be the representative to the Community Preservation Committee and the Land Use Committee. Barry Iadarola volunteered to be on both committees.

Damon makes motion to have Barry Iadarola be the planning board representative for the Community Preservation Committee and the Land Use Committee, Jim seconds, all in favor.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
JUNE 22, 2009

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

Bill opens meeting at 7:11PM.

Planning Board goes over the Minutes of Meeting for June 8, 2009.

Damon makes motion to approve the Minutes of Meeting for June 8, 2009 as written; Barry seconds, all approved.

Board discusses Resthaven Road to see if they want to submit a recommendation for the town to accept the road. Kathy Daniels let them know that it is the Board of Selectmen who does the recommendation at the town meeting.

Gail to send letter to the applicant for Resthaven Road to have them send a letter to the Planning Board asking for the remainder of the bond.

Bill informs the board that the course to be held by the collaborative will be held on Monday, June 29, 2009 at the town hall from 7 to 9PM.

Board discusses with Jim Quirk about setting up the new town website.

Alan Tetreault attends the meeting to let the board know that he is taking courses for engineering and wanted to know how he would get paid for doing final inspections for any new subdivisions. He thought he would be able to get paid from the engineering fees that are collected from the developers. Alan says he will look into the situation and maybe have to talk with the Board of Selectmen.

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

Bill informs the audience that the board received a letter from the applicant's attorney, Christine Burke requesting a continuance of the Public Hearing until Monday, July 13, 2009 and added 21 days on to the time frame for board's decision as she had a conflict on attending the public hearing.

John makes motion to accept the letter for a continuation of the Public Hearing to Monday, July 13, 2009 at 7:30PM, Damon seconds, all approved.

See attached sign in sheet for the attendees of the public hearing.

Kathy Daniels attended the hearing and gives the audience an overview on what transpired with the applicant and the planning board and how it got remanded back to the planning board from the judge.

Residents asking questions included:

Peter Mirageas – 7 Cranberry Ct.
Carol Ablondi – 8 Vincent Rd.
Kathy Daniels – 126 North Ave.
Alan Tetreault – 28 Asylum St.
Shirley Smith – 188 Providence St.
Dan Labastie – 12 Vincent Rd.
Mark Poirier – Mendon Asst. Fire Chief

After much discussion Barry makes motion to continue the Public Hearing to Monday, July 13, 2009 at 7:30PM; Damon seconds, all approved

Gail to send notice to town clerk that the continuation of Public Hearing for Strawberry Estates will be July 13, 2009.

Bill informs the board that after speaking with Dale, there was an oversight on having the Zoning By-law Committee be a sub-committee under the Planning Board, and would the planning board members vote on having the Zoning By-law Committee be a sub-committee.

After some discussion Jim makes motion to have the Zoning By-law Committee be a sub-committee of the Planning Board; John seconds, all approved. Gail to send letter to Dale that the board voted to have the Zoning By-law Committee be a sub-committee to the Planning Board.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
JULY 13, 2009

Present: Bill Ambrosino, Barry Iadarola, Jim Quirk, John Vandersluis, Damon attended meeting at 7:45

Bill opened meeting at 7:02PM.

Board goes over Minutes of Meeting for June 22, 2009.

Barry makes motion to approve the Minutes of Meeting for 6-22-09 as written, Jim seconds, all approved.

Ann Mazar questioned the tree that was taken down at 4 Asylum Street. Gail informed the board that she spoke with David Kurczy and he told her he replanted more than one tree to make up for the one cut down. The board would like a letter sent to David to have him inform the board what type of trees he planted.

Shirley Smith from the Zoning By-law Committee presented a table of contents that the committee will be recommending for the by-law book. Dick Skinner attended meeting as well. The planning board needs to send a letter to the Board of Selectmen with the list of committee members.

7:30PM Bill opens the continuation of Public Hearing for Strawberry Hill Estates. Applicant Bill Sack gave a presentation on the subdivision. Bruce Saluk the engineer attended the meeting also.

Residents who asked questions of the applicant include:

Kathleen Coffey Daniels – 126 North Ave.
Peter Denton – Thayer Road
Jackie Barry – 17 Vincent Road
Debbie Lane – 38 Vincent Rd.
Reginald Macari – 5 Blueberry Dr
Shirley Smith – 188 Providence St
Mark Mortimer – 14 Vincent Rd.
Heidi Godowski – 9 Blueberry Dr.

Carol Ablondi – 8 Vincent Rd.
Roland Montingney – 59 Main St. R.I.

See attached sign in sheet for residents attending meeting.

Damon makes motion to continue the Public Hearing to Monday, July 27, 2009 at 8:30PM; Barry seconds, all approved.

Gail to ask Dale if the planning board could meet in the upper meeting room for the July 27th meeting.

An 81P plan was presented by Fred Lapham of Shea Engineering for the corner of Pleasant Street and Park Street. The land is owned by Linda and Peter Hawkes.

Jim makes motion to approve the 81P for Pleasant and Park Street; John seconds, all approved.

Damon makes motion to close the meeting at 9:15PM; all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
JULY 27, 2009

Present: Bill Ambrosino, Barry Iadarola, John Vandersluis, Jim Quirk, Damon Tinio
Bill Richards (Cullinan Engineering)

Bill opens meeting at 7:01PM.

Board goes over Minutes of Meeting for 7-13-09.

John makes motion to approve Minutes of Meeting for 7-13-09 as written, Jim seconds, all approved.

Gail informs board that she spoke with David Kurczy and he will be sending a letter stating the type of trees he has planted.

Gail needs to send letter to Dale with the planning board meeting dates asking if we can meet in the upper meeting room.

Board goes over some issues they will discuss with the Zoning By-law committee on changes needed.

7:30PM Bill open Public Hearing for Cook's Crossing by reading add posted in the Milford Daily News.

Jim Pavlik from Outback Engineering gives presentation on Cook's Crossing Subdivision. It is 43 acres, 21 lots with 4 bedroom homes.

See attached list of residents attending meeting.

Board goes over waiver requests.

Board recesses Public Hearing at 8:28PM.

Barry makes motion to recess the public hearing, John seconds, all approved.

8:30PM Bill opens continuation of Public Hearing for Strawberry Hill Estates. Bruce Saluk presents revised plans dated 7-24-09.

Board goes over Cullinan Engineering's review of plans report.

Board takes a 5 minutes recess at 8:55PM so that attorney can confer with his client.

Board comes out of recess at 9:00PM

After much discussion on the size of the fire tank, the applicant is willing to install a 25,000 fiberglass tank for waivers requested. They agree to work with the Deputy Fire Chief on the location of the tank.

Jim makes motion to approve the waivers requested, Damon seconds, all approved.

Atty. Bruce Saluk agrees to write a draft decision, e-mail to Atty. David Abbott for his inspection and send to the planning board for their approval.

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

Jim makes motion to approve the plans, as submitted dated 7-24-09 with the condition of the fire tank, Damon seconds, and the motion was unanimous.

9:20PM Bill reopens Public Hearing for Cook's Crossing recessed from 8:30PM.

Board continues going over the waiver requests.

Barry makes motion to continue the Public Hearing for Cook's Crossing to the August 10th meeting at 7:30PM, Damon seconds, all approved.

John makes motion to adjourn meeting at 10:12PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
AUGUST 10, 2009

Present: Bill Ambrosino, John Vandersluis, Jim Quirk, Barry Iadarola, Bill Richards, Damon Tinio attends meeting at 7:50PM.

Bill opens meeting at 7:02PM.

Bill reads the extension letter request from Attorney Bill Sacks concerning Strawberry Hill Estates time line to August 27, 2009.

John makes motion to accept the extension letter for Strawberry Hill Estates, Jim seconds, unanimous approval.

Board goes over Minutes of Meeting for July 27, 2009.

Barry makes motion to approve the Minutes for July 27, 2009 as written, Jim seconds, all approved.

Bill informs the board about permitting software, which is free to the towns.

Bill discusses with the board how important it is to have a Master Plan.

7:30PM Bill open the continuation of the Public Hearing for Cook's Crossing Subdivision off Hartford Avenue East.

Board goes over the waiver requests with Jim Pavlik of Outback Engineering.

Board would like to see the plan for the Healey property, which abuts the subdivision.

After going over the waivers list and more discussion of Cook's Crossing, Damon makes motion to continue the Public Hearing until September 14, 2009 meeting at 7:30PM, Barry seconds, all approved.

Fred Lapham from Shea Engineering has an informal discussion with the board concerning property on Robinson Road that is owned by Wayne Kimball.

Jim makes motion to adjourn meeting at 9:45Pm, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
AUGUST 24, 2009

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

Absent: Damon Tinio

Bill opens meeting at 7:00PM.

Board goes over Minutes of Meeting for August 10, 2009.

Barry makes motion to approve Minutes of Meeting for August 10, 2009, Jim seconds, all approved.

Need to check with appropriate person on the status of appointment to the CPC, Land Use and CMRPC Committees.

Board reviewed the new Planning Board Handbook.

Bob Poxon from Gerriere & Halnon presents an 81P for a 3 lot subdivision on Uxbridge Road. The land is owned by the Franklin Office Park Realty Corp.

John makes motion to approve the 81P 3 lot subdivision, Barry seconds, all in favor.

7:30PM By-law Review Committee attends meeting for some discussion on upcoming by-law updates.

8:15PM Barry makes motion to adjourn meeting, John seconds, all approved.

Respectfully submitted:
James Quirk
Recording Secretary

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
August 27, 2009

Present: Bill Ambrosino, Barry Iadarola, Jim Quirk

Absent: Damon Tinio, John Vandersluis

Bill opens meeting at 3:00PM.

Bill reads extension letter for Strawberry Hill Estates dated August 21, 2009. Extension is until Sept. 10, 2009.

Atty. David Abbott will e-mail the final draft of the decision to Bill and then all members will need to come in to sign. The board does not need to have this done at a meeting.

Jim makes motion to accept the extension letter for Strawberry Hill Estates dated August 21, 2009; Barry seconds, unanimous vote.

Board goes over updated draft of the Zoning By-laws.

Gail to ask Margaret if she would give the board a marked up copy of changes she sees before the September 14, 2009 meeting.

Gail to e-mail Shirley Smith if the board could get a highlighted copy of all the changes that have been made or a list of all changes, but the board would prefer a highlighted copy.

Jim makes motion to close the meeting at 3:15PM; Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
SEPTEMBER 10, 2009

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

Absent: Damon Tinio

Bill calls meeting to order at 3:10PM

Board discusses extension letter dated September 3, 2009 from Atty. William Sack.

Barry makes motion to accept extension letter, John seconds, all approved.

Bill closes meeting at 3:12PM

Respectfully submitted:
Jim Quirk

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
SEPTEMBER 14, 2009

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

Bill calls meeting to order at 7:00PM

Board goes over Minutes of Meeting for August 24, 2009.

Barry makes motion to approve Minutes of Meeting for August 25, 2009 as submitted, Jim seconds, all approved. Damon abstains.

Board goes over Minutes of Meeting for August 27, 2009.

Barry makes motion to approve Minutes of Meeting for August 27, 2009 as written, Jim seconds, all approved.

Board goes over Minutes of Meeting for September 10, 2009.

Barry makes motion to approve the Minutes of Meeting for September 10, 2009, Jim seconds, all approved.

Bill discusses with board an issue concerning 57 Park Street, taking down the stonewall on a Scenic Road.

Board discusses a tree issue at the new Charles River Bank site between the bank and the school. A letter needs to be sent just asking if they are going to do any landscaping (trees or shrubs) between the school and the bank area.

Board goes over Strawberry Hill Estates decision that should be sent for signing before the 17th. Board also goes over the Covenants for Strawberry Hill Estates as they do not want to have a passbook bond.

Tony Fraga attends meeting to discuss with the board the issue of taking down the stonewall on his property that is on a Scenic Road. It is suggested that he speak with Alan Tetreault about rebuilding the wall.

7:30PM Bill continues the Public Hearing for Cook's Crossing located on Hartford Avenue East. Jim Plavik attends to further discuss some of the waivers they are requesting. Bill explains about a couple of issues that have come up and he is waiting to hear from our Town Counsel, David Abbott before they can proceed.

Bill suggests that they do a site walk at the property. Gail to post meeting for Tuesday, September 22, 2009 at 4:00PM.

Barry makes motion to continue the Public Hearing to Tuesday, September 22, 2009 at 4:00PM for the site walk, Damon seconds, all approved.

Zoning By-law Committee attends meeting to go over the slight changes made to the Zoning By-laws. After much discussion Bill will attend the next BOS meeting to discuss the by-law changes and to get their approval to have a public hearing.

Damon makes motion to close meeting at 9:00PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
SEPTEMBER 22, 2009

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

4:15PM Bill opened continuation of public hearing for Cook's Crossing.

Need to remove ledge and vegetation West and East on Hartford Avenue East.

Board reviewed some waivers requested.

Engineer needs to have revised plans for next meeting.

Board to continue Public Hearing on Monday September 28, 2009.

Board to review remaining waivers at next meeting.

Damon makes motion to continue the Public Hearing to Monday, September 28, 2009; John seconds, all approved.

Meeting closed at 4:45PM.

Respectfully submitted:
James Quirk, Recording Secretary

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
SEPTEMBER 28, 2009

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

Bill opens meeting at 7:00PM.

Board goes over Minutes of Meeting for September 14, 2009.

Barry makes motion to approve Minutes of Meeting as written; Jim seconds, all approved.

Board goes over Minutes of Meeting for September 22, 2009.

John makes motion to approve Minutes of Meeting for September 22, 2009, Jim seconds, all approved.

Bill reads letter to the board regarding Gannett's property on Miscoe Road.

Board asks if Tony Fraga had gone to see Alan about the stonewall located at 57 Park Street.

Alan joined meeting and board asked him if Tony went to see him and he said no.

Letter to be sent to Tony stating that the board would allow what exists for the stonewall, but cannot cut any trees down without consulting with the planning board.

Bill asks board to read the Rules and Procedures for the Planning Board and to e-mail him any comments they may have.

7:30PM Bill opens the continuation of the Public Hearing for Cook's Crossing.

After much discussion the board is going to look into a tri-party agreement as Miraj was hesitant on putting up a pass book bond for just part of the sub-division but was willing to do a tri-party agreement for the whole project.

Board receives request letter to extend the decision time to December 14, 2009.

Barry makes motion to accept the extension letter, Jim seconds, all approved.

Board goes over waiver request list with applicants.

Barry makes motion to continue the Public Hearing for Cook's Crossing to Monday, October 26, 2009 at 7:30PM, Jim seconds, all approved.

Barry makes motion to close 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

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MINUTES OF MEETING
OCTOBER 5, 2009

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

Bill opens meeting at 7:00PM.

Bill discusses with the board about having a formal handling process for amending the zoning by-laws.

Bill has the 10-1-09 version of the Mendon by-laws.

Damon makes motion to have the Public Hearing for amending the Zoning Bylaws on Monday, October 26, 2009 at 7:05PM; Jim seconds, all approved.

The notation (a copy of the bylaws will be available at the Town Clerk's office and the library for review after October 19, 2009) needs to be included in add that will appear in the Milford Daily News.

Barry makes motion to close the meeting at 8:07PM, all approved.

Respectfully submitted,
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
OCTOBER 26, 2009

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

Absent: John Vandersluis

Bill opens meeting at 7:01PM.

Board goes over Minutes of Meeting for September 28, 2009.

Barry makes motion to approve Minutes of Meeting for September 28, 2009 as written; Jim seconds, all approved.

Barry makes motion to approve Minutes of Meeting for October 5, 2009 as written, Jim seconds, all approved.

7:05PM - Bill opens Public Hearing for the Zoning Bylaws by reading the advertisement published in the Milford Daily News.

The Planning Board and the Zoning Bylaw Committee members were the only attendees of the Public Hearing.

After some discussion there was to be a minor change of correct numbering sequencing on the last page.

Damon makes motion to close the Public Hearing at 7:20PM, Jim seconds, all approved

Gail discussed with the board about taking a vote to send memo to Christine Kupstas giving the Milford National Bank the authority to release the Park Place bond for the town to her so that the roadway can get completed.

Damon makes motion to send memo to Christine that gives Milford National Bank the authority to release the bond for Park Place to Christine Kupstas the treasurer/collector, Jim seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for Cook's Crossing.

Bill e-mailed a "sample" decision to Miraj for him to look over.

Board goes over the few remaining issues for the subdivision.

Miraj informs the board that he is willing to donate \$60,000 towards the expense of the Master Plan and the updating of a new website. He asked if he could do it in three installments instead of one lump sum. It was decided the three payments would be: the first \$20,000 by January 1, 2010; second payment would be on June 1, 2010 and the last payment would be on January 1, 2011.

The following votes for waiver requests from the September 14th list is as follows:

#1 Section 3.3.2.17 Utility Plan – Damon makes motion to grant waiver, Jim seconds, all approved.

#2 Section 3.3.2.29 Cross Sections – Damon makes motion to grant waiver, Jim seconds, all approved.

#3 Section 3.3.2.20 Impact Studies and Assessments – No Waiver Requested

#4 Section 3.3.2.21 Sediment and Erosion Control Plan – No Waiver Requested

#5 Section 3.3.2.22.2 Traffic Congestion Control and Analysis – Damon makes motion to grant waiver, Jim seconds, all approved.

#6 Section 3.2.1.23 Curve Tie and Alignment – No Waiver Requested

#7 Section 3.3.3 Staking – No Waiver Requested

#8 Section 3.3.4.1 Soil Survey and Percolation Tests – Damon makes motion to grant waiver, Jim seconds, all approved.

#9 Section 4.15.2 Access to Feeder Streets – Damon makes motion to approve waiver (with conditions) for an 800 ft roadway, waiving a cull de sac and allowing a T turnaround for emergency vehicles.

#10 Section 4.15.6 Right of Way Widths and Alignments:

A. Right of Way – No Waiver Requested

B. Centerline Radius – Damon makes motion to grant waiver, Jim seconds, all approved.

C. Stopping Sight Distance – Damon makes motion to grant waiver, Jim seconds, all approved.

D. Maximum Gradient – Damon makes motion to grant waiver, Jim seconds, all approved.

#11 Section 4.15.7.3 – No Waiver Requested

#12 Section 4.15.8.2 – No Waiver Requested

#13 Section 4.14.12 – Damon makes motion to grant waiver, Jim seconds, all approved.

#14 Section 4.16 – Damon makes motion to grant waiver to keep 20,000-gallon tank, Jim seconds, all approved.

#15 Section 5.2.1.1 Traveled Way, Grass Strip and Sidewalk Locations – Damon makes motion to grant waiver, Jim seconds, all approved.

#16 Section 5.2.10 Cross Section – Damon makes motion to grant waiver, Jim seconds, all approved.

#17 Section 5.2.11.4 Grass Strip – Damon makes motion to grant waiver, Jim seconds, all approved.

#18 Section 5.3.3.2.1 Retention/Detention System – Damon makes motion to grant waiver, Jim seconds, all approved.

#19 Section 5.3.4 Type of Pipe – Damon makes motion to grant waiver, Jim seconds, all approved.

#20 Section 5.3.8.2 Catch Basin – Damon makes motion to grant waiver, Jim seconds, all approved.

#21 Section 5.8 Trees – Damon makes motion to grant waiver with the condition of 2 trees per lot if lot is cleared, Jim seconds, all approved.

#22 Section 5.11 Street Lights – Damon makes motion to grant waiver, Jim seconds, all approved.

Street Layout/Roadway:

#1 Damon makes motion to grant waiver, Jim seconds, all approved.

Bill goes over the tri-party agreement that is acceptable to both the Planning Board and Miraj.

Barry makes motion to continue the Public Hearing to Monday, November 9, 2009 at 7:30PM, Damon seconds, all approved.

Mike Yerka presents an 81P Plan for L4 Quissett Road to make two parcels. The land is owned by Larry Pearson.

Damon makes motion to approve the 81P Plan for L4 Quissett Road, Jim seconds, all approved.

Fred Lapham from Shea Engineering appeared before the board to discuss Strawberry Hill Estates.

Board informed Fred that no Occupancy Permit will be given until the fire tank is installed on the property. Gail to send memo to Mark Poirier letting him know the boards decision.

Bill goes over letter with the board that was received from Dale Pleau concerning the land on Rte 16 owned by the town.

Damon makes motion to close 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

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MINUTES OF MEETING
NOVEMBER 9, 2009

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

Bill opens meeting at 7:02PM.

Board goes over Minutes of Meeting for 10-26-09.

Barry makes motion to accept Minutes of Meeting for 10-26-09, Jim seconds, all approved.

John McCarthy submits a Site Plan Review to hold a public hearing for 5 Cape Road. Jim Quirk abstains from discussion.

John makes motion to set the public hearing for 5 Cape Road on December 14, 2009 at 7:30PM, Damon seconds, all approved.

7:35PM Bill opens the continuation of the Public Hearing for Cook's Crossing.

Board discusses updated plans for Cook's Crossing to be revised after ZBA approval with condition listed in decision.

Board needs letter from Miraj stating that he is gifting \$60,000 to the town and that the money is to go towards the town website and the Town Master Plan.

There will be a condition #25 for storm water (Bill Richards to e-mail correct wording).

In lack of letter from Bill Richards that he has completed review and approval of revised plans dated 10-30-09, waivers to be listed on updated plans page.

Damon makes motion to close the Public Hearing for Cook's Crossing, Jim seconds, all approved, John abstains.

Barry informs board he will not be at 11-23-09 meeting.

Damon makes motion to approve the subdivision for Cook's Crossing with revised plans dated 10-30-09, Jim seconds, all approved, John abstains.

Gail to post meeting for Monday, December 7, 2009 at 7:30PM.

Board goes over with Bill Richards on what type of fees to charge for Site Plan Review applications.

Board gave Bill Richards the plans for 5 Cape Road.

Zoning By-law Committee attends meeting and just goes over the sign bylaws to see if any corrections/additions need to be made. David Abbott needs to review bylaw, then planning board needs to submit bylaw to Board of Selectmen for their review and then board can have a public hearing.

Dick Skinner brings to board's attention a small mistake in the bylaws that needed to be corrected.

Damon makes motion to adjourn meeting at 10:00PM, Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
NOVEMBER 23, 2009

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

Absent: Jim Quirk

Bill opens meeting at 7:1-PM.

Board goes over Minutes of Meeting for 11-9-09.

Barry makes motion to approve the Minutes of Meeting for 11-9-09 as written, John seconds, all approved.

Bill goes over a letter that he wants to send to all other boards and committees concerning having a member from each to be on the town Master Plan Committee.

The Board of Selectmen did request that the Planning Board as a whole to be manager of the Master Plan Committee.

Damon makes motion to send the letter to all boards and committees, John seconds, all approved.

Bill informs the board that a letter needs to be sent to John McCarthy concerning the application for a Site Plan Review for 5 Cape Road stating that it is incomplete as they also need to present the ZBA approval along with the plans.

Gail to post meeting for Monday 11-30-09 so the board can attend the BOS meeting.

Fred Lapham from Shea Engineering attends meeting to discuss issues concerning Strawberry Hill Estates. They discussed sending a copy of the corrected copy of the approval to all the abutters or reopening the public hearing. The board has never in the past sent copies of approvals to abutters.

It was discussed that a letter could be sent to the abutters informing them of a corrected approval was available to look at in the town hall.

John makes motion to adjourn meeting at 8:00PM, Damon seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
DECEMBER 7, 2009

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

Absent: Jim Quirk

Bill opens meeting at 7:10PM.

Board goes over Minutes of Meeting for 11-23-09.

Barry makes motion to approve the Minutes of Meeting for 11-23-09 as written, John seconds, all approved.

Board goes over ZBA application for 30 North Ave. Gail to send notice to ZBA that they have no opinion on the variance application.

Board discusses Cook's Crossing decision before they sign it. John Vandersluis abstains from signing the decision as he missed one of the public hearing dates.

Bill signs contract with Cullinan Engineering for their services for 5 Cape Road. Original needs to be sent to Cullinan for their signature and then they will return a copy for our files.

Board accepts application for a Site Plan Review for 5 Cape Road. Application is complete and the board sets the public hearing date for January 11, 2009 at 7:30PM in the meeting room on the third floor.

Damon makes motion to set Public Hearing date for 5 Cape Rd. for Monday, January 11, 2010 at 7:30PM, Barry seconds, all approved.

Board discusses letter from the BOS concerning the parcel of land on Milford Street and to make a recommendation on uses for that property.

Bill starts discussion on setting up a Master Plan Committee with members from each board and committee who attended the meeting. See sign up sheet.

Bill to present list of candidates to the BOS for them to appoint the members that signed up.

John makes motion to send list of candidates for the Master Plan Committee to the BOS, Barry seconds, all approved.

Damon makes motion to adjourn meeting at 9PM, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
DECEMBER 14, 2009

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

Bill opens meeting at 7:00PM.

Board goes over Minutes of Meeting for December 7, 2009.

Barry makes motion to approve the Minutes of Meeting for December 7, 2009 as written, John seconds, all approved.

It is noted that there will be a sign in sheet for every meeting.

John votes to send the name of Jeff Dufficy (cell 508-523-9595), (office 508-520-1000 x 11) to Dale Pleau concerning the lower piece of Fino land and to meet after the first of the year for discussion, all approved.

Bob from Guerriere & Halnon attends meeting to have the board sign the mylars for the road acceptance of Resthaven Road. Board signs the mylars for Resthaven Road.

After some discussion Damon makes motion to appoint AJ Byrnes Jr. to be the Chairman of the Master Plan Committee, John seconds, all approved.

Damon makes motion to close meeting at 7:35PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant