

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
JANUARY 10, 2011

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

Bill opens meeting at 7:04PM.

Barry makes motion to approve the Minutes of Meeting for December 6, 2010 as written; John seconds, all approved, Jim abstains.

Gail informs board that 123 Uxbridge Road will be on the next meeting agenda and that Marlene Bosma who owns the Douglas Flea Market is in the process of working with the state to adopt a highway in order to put their sign up.

7:15PM Rich Corcoran submits a letter requesting a Public Hearing for 36 Quissett Road to take down about 20 feet of a stone wall in order to access his property. Quissett Road is a Scenic Road.

Damon makes motion to hold the Public Hearing for the Scenic Road on Monday, February 7, 2011 at 7:30PM; Jim seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for the Wireless Communication By-law continued from the December 6, 2010 meeting.

Art Holmes attended the meeting to give some feedback on the bylaw and to ask a few questions.

7:45PM Damon makes motion to continue the Public Hearing until 7:50PM, Jim seconds, all approved.

7:45PM Bill opens continuation of Public Hearing for Nipmuc Commerce Park.

Damon makes motion to continue Public Hearing for Nipmuc Commerce Park at 8:05PM, John seconds, all approved.

7:50PM Bill opens the continuation of Public Hearing for the Wireless Communication.

Barry makes motion to continue the Public Hearing for the Wireless Communication to Monday, January 24, 2011 at 8:00PM, John seconds, all approved.

8:00PM Bill opens continuation of Public Hearing for the Subdivision Rules & Regs.

John makes motion to continue the Public Hearing to January 24, 2011 at 8:15PM, Jim seconds, all approved.

8:05 Bill opens the continuation of the Public Hearing for Nipmuc Commerce Park. Walter Lewinski goes over Cullinan's comments and waiver requests with the board.

After some discussion they voted on the following waivers: (see attached full list of waiver requests)

Damon makes motion to grant waiver #1, Section 3.3.2.22.1; John seconds, all approved.

Damon makes motion to grant waiver #3, Section 4.1; Jim seconds, all approved.

Damon makes motion to grant waiver #5, Section 4.15.6; Jim seconds, all approved.

Damon makes motion to grant waiver #6, Section 4.15.8.3; Jim seconds, all approved.

Damon makes motion to grant waiver #7, Section 4.15.9; Jim seconds, all approved.

Damon makes motion to grant waiver #8, Section 4.15.9.2.3; Jim seconds, all approved.

Damon makes motion to grant waiver #9, Section 4.15.9.3; Jim seconds, all approved.

Damon makes motion to grant waiver #12; Section 5.2.10; Jim seconds, all approved.

All the other waiver requests have been satisfied by Cullinan Engineering.

No waiver requests under Drainage/Stormwater Management.

Under Drainage/Stormwater Management #6;

Damon makes motion to make the condition of approval that the development on Lots 1,2,3 and 4 be reviewed during the site plan approval process for the individual lots; Jim seconds, all approved.

Damon makes motion that under #10 include a condition of approval that Lots 1 through 10 have deep sump catch basins with hoods; Jim seconds, all approved.

Under Street Layout/Roadway #1:

John makes motion that the source of water to be determined at the Site Plan review for each lot, Jim seconds, all approved.

John makes motion to close the Public Hearing for Nipmuc Commerce Park, Jim seconds, all approved.

Jim makes motion to accept the plans with necessary changes and conditions; Barry seconds, all approved.

Board goes over recommendations on Sylvan Springs from Cullinan's report.

The Land Use Committee asked Barry to discuss with the board the new Stretch Code. The town would have to approve the code through a town meeting. The Land Use Committee is asking for a recommendation from the Planning Board.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
JANUARY 11, 2010

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

Bill opens meeting at 7:05PM.

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

Barry makes motion to approve Minutes of Meeting for December 14, 2009 as written, Jim seconds, all approved.

Dick Skinner attends meeting to discuss the process for implementing new bylaws.

Afonso Realty submitted a letter asking for the release of funds for Round Meadow Brook Subdivision.

Damon makes motion to reduce the funds held in the revolving account for the engineering fees from \$2,238.00 to zero, John seconds, all approved.

7:30PM Bill opens the Site Plan Review Public Hearing for 3-5 Cape Road by reading the add published in the Milford Daily News.

Paul Truax from GLM Engineering gives a presentation about the site. He states that there will be 80 seats for the restaurant and 48 parking spaces.

Board goes over Bill Richard's recommendations with Paul. John McCarthy is the new owner of the property and he was in attendance.

Dick Skinner had a few questions as he is an abutter to the property.

Mark Poirier attended with questions pertaining to fire apparatus.

After much discussion and comments Barry makes motion to continue the Public Hearing to Monday, January 25, 2010 at 7:30PM, Damon seconds, all approved, Jim abstains.

Board signs mylars for Cook's Crossing.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
JANUARY 24, 2011

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino

Absent: James Quirk, Damon Tinio

Bill opens meeting at 7:05PM.

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

Bill goes over the Planning Board Annual Report for 2010.

Bill reads letter from Marlene Bosma concerning the Douglas Flea Market sign.

Bill discusses the letter received from Sylvan Springs requesting an approval from the board for a Surety Bond in the amount of \$213,231.28. Barry noticed discrepancy of amount from the bond estimate that was completed by Cullinan Engineering.

Fred Lapham appeared for Sylvan Springs in place of Atty. Ernest Pettinari who could not make the meeting. Fred to inform Mr. Wheeler that a corrected letter needs to be sent to the board with the correct figure of \$235,000.00.

John makes motion to accept a Surety Bond from Sylvan Springs in the amount of \$235,000; Barry seconds, all approved.

7:45PM Marcus Wenger from 123 Uxbridge Road presented plans to the board showing the parking spaces on the property. Also a handicapped parking space is also shown.

8:00PM Bill opens continuation for the Wireless Communication By-law.

Bill reads letter from Art Holmes concerning the amateur radio towers.

Shirley Smith and Leanna Moore attends the hearing from the Zoning By-law Committee to discuss any new issues or corrections.

Bill explained that Atty. David Abbott is reviewing the by-law and will be sending his comments before the next meeting.

John makes motion to continue the Public Hearing for the Wireless Communication By-law to Monday, February 28, 2011 at 7:30PM; Barry seconds, all approved.

8:15PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

After discussion John makes motion to continue the Public Hearing to Monday, February 7, 2011 at 7:45PM; Barry seconds, all approved.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
JANUARY 25, 2010

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

Bill opens meeting at 7:03PM.

Board goes over Minutes of Meeting for January 11, 2010.

Barry makes motion to approve the Minutes of Meeting for January 11, 2010; Jim seconds, all approved.

A correction needs to be made from the December 14, 2009 meeting notes to the spelling of Dale Pleau's name.

Board goes over the sign bylaw with members of the Zoning Bylaw Committee before it is submitted to the BOS for their approval.

7:30PM Bill opens the continuation of the Public Hearing for 3-5 Cape Road informing the board by reading the e-mail from the applicants engineer that they would like to have the public hearing continued to the next planning board meeting to be held on Monday, February 8, 2010.

Barry makes motion to continue the public hearing for 3-5 Cape Road to Monday, February 8, 2010 at 7:30PM, Jim seconds, all approved.

Board continues the discussion with the Zoning Bylaw Committee members the sign bylaw and the following sections that need to be cleaned up.

Section 1.01 Purpose
Section 1.02 Definition for structure
Section 1.04 Administration
Section 2.01 Lot, Yard and Coverage

Planning Board to present these sections to the Board of Selectmen pending Town Council's review.

John makes motion to have the Sign Bylaw and the 4 sections submitted to the Board of Selectmen one the corrections have been made and Town Council approves, Damon seconds, all approved.

Gail will check with Terry when the BOS set their meeting dates so that the Planning Board can post their meeting and have them up in the meeting room on the third floor.

Jim makes motion to adjourn meeting at 8:16PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
FEBRUARY 7, 2011

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

Absent: Jim Quirk

Bill opens meeting at 7:05PM.

Barry makes motion to approve the Minutes of Meeting for January 24, 2011 as written; John seconds, all approved.

Board was informed that the Rate of Development By-law is up at the end of June.

John makes motion to have an article put on the Annual Town Warrant to have the Rate of Development date updated to 2016; Barry seconds, all approved.

Because there is a special town meeting for Monday, February 28, 2011 we have to cancel our monthly meeting. There was to be a continuation of a Public Hearing for the Wireless Communication By-law.

Damon makes motion to continue the Public Hearing for the Wireless Communication By-law to Monday, March 14, 2011 at 7:30PM; Barry seconds, all approved.

7:30PM Bill opens the Scenic Road Public Hearing for 36 Quissett Road by reading the advertisement in the Milford Daily News. Resident Richard Corcoran was unable to attend the public hearing due to illness.

Damon makes motion to approve access to 36 Quissett Road through a 20 foot access to stonewall; John seconds, all approved.

7:45PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

Board continues going over the regulations for any corrections that need to be made.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, March 14, 2011 at 8:00PM; John seconds, all approved.

Board discusses 3-5 Cape Road and that we do not have a set of plans showing they did a basement on the property. It was discusses that they were just going to have it on a slab. Gail to call the builder to get an updated set of plans.

The board discusses a letter sent from the Federal Emergency Management Agency concerning the flood plains. Gail to contact Linda at the Highway Department to see if she is handling the issue.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
FEBRUARY 8, 2010

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

Bill opens meeting at 7:05PM

Board goes over Minutes of Meeting for January 25, 2010.

Barry makes motion to approve the Minutes of Meeting for January 25, 2010 as amended, Jim seconds, all approved.

Steve and Alanna Bodio sent letter to board to discuss taking down a partial section of the stone wall in the front of their house in order to do some work in yard and then replace stone wall. Because they live on a Scenic Road, 6 Miscoe Road, they need to have a public hearing. The board sets the public hearing for Monday, March 8, 2010 at 7:30PM in the Planning Board room.

Damon makes motion to set the Public Hearing for March 8, 2010 at 7:30PM; Jim seconds, all approved.

Board received letter from Atty. Consigli & Brucato for Afonso Realty requesting to have the bond for Round Meadow Brook Subdivision (Resthaven Rd) released. After some discussion John makes motion to release the bond for Round Meadow Brook Subdivision down to a balance of 0, Jim seconds, all approved. Letter to be sent to developer informing them of decision. Also memo to go to the Treasurer/Collector that bond has been released and developer will be contacting her shortly.

Bill Oncay appears before the board to discuss the new website and the contract. There will be a first payment of \$4123.50 and the website should be started within 30-60days.

Barry makes motion to accept the contract as written for the website and forward to the Board of Selectmen for their approval, Jim seconds, all approved.

Gail to ask Margaret if she has a copy of the Bicentennial Book from 1976 so pictures can be used on the website.

7:30PM Bill reopens continuation of Public Hearing for 3-5 Cape Road. Conservation Committee sent a short memo with one comment.

Rob Truax from GLM Engineering reviews the comments sent from Bill Richards of Cullinan Engineering with the board.

Rob presents a waiver request letter with two waivers.

Board wants a rendering of the building that was to have been presented to the board before the meeting. No rendering was presented before meeting.

Dick Skinner of 143 Hartford Avenue East had a few questions for Rob.

Damon makes motion to accept waiver as presented, John seconds, all approved. James abstains.

Damon makes motion to approve waivers as presented, Barry seconds, all approved. James abstains.

Damon makes motion to close the Public Hearing, John seconds, all approved. James abstains.

Damon makes motion to accept amended plan with conditions, John seconds, all approved. James abstains.

Everyone that comes before the Planning Board will be given a copy of the Planning Board Handbook and with any applications also a copy of Rules of Conduct.

John makes motion to send the Planning Board Handbook to the Board of Selectmen for their review, Damon seconds, all approved.

John makes motion to adjourn meeting at 8:30, Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
FEBRUARY 22, 2010

Present: Barry Iadarola, James Quirk, Bill Ambrosino

Absent: John Vandersluis, Damon Tinio

Bill opens meeting at 7:02.

Board goes over Minutes of Meeting for February 2, 2010, will hold until next meeting to make corrections.

Barry makes motion to review minutes at the next meeting, Jim seconds, all approved.

Barry makes motion to set Public Hearing date for the Zoning By-laws to Monday, March 15, 2010; Jim seconds, all approved.

81P Plan presented by Paul Atwood from Guerriere and Halnon Engineering for George Lefizancois 30 North Avenue. He presented a check for \$50.00. Board signed 3 copies. Gary Veccione attended meeting also.

Barry makes motion to approve 81P plan as presented, Jim seconds, all approved.

Barry makes motion to close meeting, Jim second, all approved.

Respectfully submitted:
James Quirk
Recording Secretary

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
MARCH 8, 2010

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

Absent: Jim Quirk

Bill open meeting at 7:04 PM.

Board goes over Minutes of Meeting for February 8, 2010.

Barry makes motion to approve Minutes of Meeting for February 8, 2010 as amended, John seconds, all approved.

Board goes over Minutes of Meeting for February 22, 2010. Jim took the notes as Gail was not present for meeting and she had a couple of questions.

Barry makes motion to approve the Minutes of Meeting for February 22, 2010 as amended, John seconds, all approved.

Board discusses some issues concerning the 81P plan for Lot 2, 30 North Avenue that was presented at the February 22 meeting by Paul Atwood from Guerriere and Halnon.

7:30 PM Bill opens the Scenic Road Public Hearing for 6 Miscoe Road by reading the article that was posted in the Milford Daily News.

Steve is asked exactly what section of the stonewall is to be taken down on his property.

Alan Tetreault, the Highway Surveyor attended meeting as he had some concerns about the water drainage and where the runoff was going to flow.

After some discussion about the drainage, Damon makes motion to approve the temporary removal of the section of stonewall at 6 Miscoe Road, on the Scenic Road for filling of property, John seconds, all approved.

Board discusses the issue of some still unaccepted roads. Gail to send memo to Dale asking if there has been any progress in trying to get them accepted.

John makes motion to close meeting at 7:55PM, Damon seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
MARCH 14, 2011

Present: Bill Ambrosino, John Vandersluis, Jim Quirk, Barry Iadarola joins meeting at 8:10PM.

Absent: Damon Tinio

Bill opens the meeting at 7:04PM.

Bob Poxon of Guerriere and Halnon Engineering submits Preliminary Plans for "Cox Farm Estates", a 16 lot subdivision located at 34 George Street.

7:30PM Bill opens the continuation of the Public Hearing for the Wireless Communication By-law.

Jim makes a motion to continue the Public Hearing to Monday, March 28, 2011 at 7:30PM; John seconds, all approved.

Board reviews the Site Plan Review Zoning By-law with the Zoning By-law Committee members Shirley Smith and Liana Moore. These will be presented at a future Town Meeting.

8:00PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

John makes motion to continue the Public Hearing to Monday, March 28, 2011 at 8:00PM; Jim seconds, all approved.

Board continues reviewing the Site Plan By-law for corrections, additions or deletions. Liana will make all the corrections and then e-mail the by-law to Gail.

Board wants Bill Richard from Cullinan to give his opinion about the maximum grade for any entrance or exit from a property. Gail to call Bill for his input.

Gail to call Al Jones the Assistant Electrical Inspector to review part of the Site Plan Review By-law concerning lighting and give his input on the wording.

The board then started to review the Accessory Apartments By-law.

The following by-laws will be reviewed at their next meeting to be held on Monday, March 28, 2011:

- Accessory Apartments
- Flood Hazard Overlay District
- Site Plan Review updates
- Large-Scale Ground-Mounted Solar Photovoltaic Facilities Overlay District
- 3 minor amendments to current by-laws
 - Business District Expansion
 - Prohibited Uses – add words
 - Site Plan Review

Barry speaks to be the board about the Stretch Code that they are backing. Asking the board to help in doing a workshop to educate the public about the Stretch Code.

Jim makes motion to close meeting at 9:20PM; Barry seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
MARCH 15, 2010

Present: Bill Ambrosino, John Vandersluis, Damon Tinio

Absent: Barry Iadarola, James Quirk

Bill opens meeting at 7:10PM

Board goes over Minutes of Meeting for March 8, 2010.

John makes motion to approve the Minutes of Meeting for March 8, 2010, Damon seconds, all approved.

7:30PM Bill opens Public Hearing for the Zoning Bylaws by reading article published in the Milford Daily News.

Bill reads letter sent by Bill Richards from Cullinan Engineering.

See attached list for attendance.

Board members went over each by-law with the Zoning By-law Committee and residents that attended the public hearing for any comments and changes they felt needed to be changed.

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

Damon makes motion to accept the proposed Section 6, Sign By-law as amended, John seconds, all approved.

Damon makes motion to accept 1.01 Purpose of regulating the use of land, buildings and structures as amended, John seconds, all approved.

Damon makes motion to accept 1.02 Definitions as amended, John seconds, all approved.

Damon makes motion to accept 1.03 Delineation of Districts as amended, John seconds, all approved.

Damon makes motion to accept 1.04 Administration as amended, John seconds, all approved.

Damon makes motion to accept 2.01 Lot, Yard and Coverage Regulations Amendment, John seconds, all approved.

John makes motion to close meeting at 10:25PM, Damon seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
MARCH 22, 2010

MEETING CANCELLED

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
APRIL 11, 2011

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

Absent: Damon Tinio

Bill opens meeting at 7:05PM.

Jim makes motion to approve the Minutes of Meeting for March 28, 2011 as written; John seconds, all approved.

Board discusses 34 George Street Preliminary Plan submission decision.

Gail informs board that Cook's Crossing's 2-year start of subdivision is up in December, 2011. Need to send letter to owner to remind them that they need to submit a request for an extension.

Gail informs board that Atty. Wozniak from Hartford Avenue East has not taken the two parking spaces away and put in some type of strip near the road. A letter needs to be sent to inform him that he has until June 1, 2011 to comply or the board will start charging a fine.

Board goes over Cullinan's report concerning the Cox Farm Estates preliminary submission.

7:30PM Bill reopens the Public Hearing for the Subdivision Rules and Regulations. Fred Lapham from Shea Engineering attends to give some recommendations on a few items in question.

John makes motion to continue the Public Hearing until Monday, April 25, 2011 at 8:00PM and start on page 41, Jim seconds, all approved.

After more discussion on the preliminary Cox Farm Estates preliminary submission John makes motion to deny the preliminary plans for the "Cox Farm Estates" based on Cullinan Engineering's written inspection report as attached, Barry seconds, all approved.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
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MINUTES OF MEETING
APRIL 12, 2010

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

Bill opens meeting at 7:02PM.

Board goes over Minutes of Meeting for March 22, 2010.

John makes motion to approve the Minutes of Meeting for March 8, 2010 as written, Damon seconds, all approved.

Fred Lapham from Shea Engineering presents an 81P for 30 Miscoe Road. John and Ute Gannett own the property. They are conveying L30A which is listed as not a buildable lot.

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

Damon makes motion to close meeting at 7:30, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
APRIL 25, 2011

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

Bill opens meeting at 7:02PM.

Jim makes motion to approve the Minutes of Meeting for April 11, 2011 as written; John seconds, all approved. Damon was not present for vote.

Bob Poxon appears before the board to discuss the preliminary plans that were submitted for the Cox Farm Estates. Bob and the board went over questions that Cullinan had in their review of the plans.

Jane Lowell, Amy Dewitt and Tony Willoughby from the Historical Commission attended the meeting to discuss the agreement that they had with Miraj Ahmed concerning restoration of the Olney Cook Shop.

7:30PM Atty. Peter Mirageas attends meeting with Roland and Blanche Montigny to discuss the Corrected Decision for Strawberry Hill Estates Subdivision.

Damon makes motion to sign the Corrected Decision for Strawberry Hill Estates Subdivision, Jim seconds, all approved.

It is decided that a letter is to be sent to the abutters of the property informing them of the Corrected Decision for the subdivision. Atty. Mirageas to pay the certified postage once he gets the total amount from Gail.

A letter needs to be sent to Bruce Wheeler owner of Sylvan Springs Subdivision requesting a new bond evaluation and to inform him that he needs to close off the end of the road due to safety issues. He should put barriers around the area per Bill Richards' inspection.

Bill goes over paperwork for the storm water issues that the board needs to oversee.

8:00PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations and continues with page 41.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, May 23, 2011 at 7:30PM, Jim seconds, all approved.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



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MINUTES OF MEETING
APRIL 26, 2010

Present: Barry Iadarola, Jim Quirk, John Vandersluis, Bill Ambrosino, Damon Tinio and Bill Richard attend at 7:30.

Bill opens meeting at 7:10PM.

Board goes over Minutes of Meeting for 4-12-10.

Jim makes motion to approve Minutes of Meeting for 4-12-10 as written; John seconds, all in favor.

Joe Reed presented plans concerning the new Police Station. See attached sheet for attendance.

Alan Tetreault asks board for their opinion on a piece of property owned by the family. He was told that he should go to the ZBA concerning the division of the land at 160 Millville Street.

Board goes over final Decision for 3-5 Cape Road. After much discussion concerning violations the board decided to send the owner John McCarthy a letter stating the fact that the rendering and sign for the building has not been received and they must abide by all town rules.

Bernie and Doug Curtis attended the meeting to ask some questions concerning Sylvan Springs.

Dick Skinner presents board with reorganized zoning by-laws index and references.

Board discusses with Bill Richard about updating the Subdivision Rules and Regulations as well as rules for Site Plan Reviews.

Bill discusses with board the looks of the property at 123 Uxbridge Road. T & T Trailers has a lot of items and the area looks a mess.

Board discusses the extension for Sylvan Springs subdivision and that it ran out in January 2009. Gail to call Fred Lapham and tell him they need to refile, as he is the engineer for the project. Board will need a new set of plans and their construction schedule.

Board needs to keep an updated list of dates for subdivisions and when extensions expire.

Jim leaves meeting at 9:00PM.

After misc. discussions Damon makes motion to close meeting at 9:30PM, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
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MINUTES OF MEETING
MAY 9, 2011

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

Absent: Damon Tinio

Bill opens meeting at 7:05PM.

Barry makes motion to approve the Minutes of Meeting for April 25, 2011 as written; Jim seconds, all approved.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to June 13, 2011 at 7:30PM, Jim seconds, all approved. The public hearing had to be continued as Monday, May 23, 2011 is a Town Meeting and PB cancelled their meeting.

Board discusses the sign at the corner of Hartford Avenue West for the Douglas Fleas Market. Based on the well being of the current property owner the board will take no action on removal of the sign for now.

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

See attached list of people attending the public hearing.

Linda Hawkes of 33 Pleasant Street asks questions concerning the Site Plan Review by-law and why is it being changed from our current 1 page by-law. It was explained that the by-law needed to be updated.

Shirley Smith makes some comments concerning the by-law.

Liana Moore discusses with the board the new by-law.

Fred Lapham from Shea Engineering questions the expansion of the by-law.

Dick Skinner suggests they move the by-law to Section 2, but was decided to leave where it is now.

After some discussion that on page 6, last sentence of (vi) to be stricken.

Board discusses the Business District Expansion By-law. Board approves the language of the by-law.

For the Flood Hazard Overlay District, the board decided to pass over the by-law for now.

The board has already approved the Wireless Communication By-law.

After some discussion the board decided to pass over the Accessory Apartments By-law for now. They felt it needed more work.

The planning board members approved the Large-Scale Ground-Mounted Solar Photovoltaic Facilities Overlay District.

Jim makes motion to close the Public Hearing at 10:10PM, John seconds, all approved.

Jim makes motion to adjourn the meeting at 10:15PM, 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
MAY 10, 2010

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

Bill opens meeting at 7:06PM

Barry makes motion to approve the Minutes of Meeting for April 26, 2010, Jim seconds, all in favor.

Bill reads report from Bill Richards concerning the new police station.

Bill informed members that the Chairman (A.J.Byrne) of the Master Plan Committee resigned and Bill recommends Dan Duplessis as Chairman. A.J. will now be the Vice Chairman.

John makes motion to appoint Dan Duplessis as Chairman of the Master Plan Committee, Jim seconds, all approved.

Barry makes motion to appoint A.J. Byrne as Vice Chairman, Jim seconds, all approved.

Board received a request from the Conservation Commission on storm water regulations that need to be written up and how to go about doing that.

Gail to send a memo to Linda Hawkes requesting that she attend their next meeting to give the board any information concerning storm water management. Also to contact Shirley Smith and any members of the Bylaw Committee that can attend meeting also.

The indexes that Dick Skinner presented to the board at the last meeting will be put in the back of the Zoning Bylaw book as a reference.

Barry makes motion to close meeting at 8:40, 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
MAY 16, 2011

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

Absent: Damon Tinio

Bill opens meeting at 7:05PM.

Board discusses the Site Plan Review By-law.

John makes motion to approve the following three by-laws:

Site Plan Review
Business Overlay District
Large-Scale Ground-Mounted Solar Photovoltaic Facilities Overlay District

as amended; Jim seconds, all approved.

After discussion there has to be a Public Hearing for the Flood Hazard Overlay District because of certain time lines that need to be met.

Jim makes motion to set the Public Hearing for the Flood Hazard Overlay District for Monday, June 13, 2011 at 7:30PM, John seconds, all approved.

Barry makes motion to close the meeting at 7:25PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
MAY 24, 2010

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

Absent: John Vandersluis

Bill opens meeting at 7:05PM.

Barry makes motion to approve the Minutes of Meeting for May 10, 2010 as written, Jim seconds, all approved.

Bill reads letter from the Historical Committee asking for their letter of recommendation for a grant that they are applying for.

Barry makes motion to send a letter of recommendation to the Historical Committee, Jim seconds, all approved.

Bill goes over the Planning Board's Rules of Procedure with the board. Bill added a Section 10 and update for form 7.

Damon makes motion to approve the Rules of Procedure for the Planning Board with updating Form 7 to be added, Jim seconds, all approved.

Board discusses the roads that still need to be accepted by the town. A letter needs to be sent to Dale Pleau asking for his update on the road acceptances and to reply to the board by the next meeting of June 14th.

Bill goes over the contract for Bill Richard's to work on the Subdivision Rules & Regulations.

Barry makes motion to accept the contract as written for Bill Richard, Jim seconds, all approved.

Planning Board reorganized as follows:

Jim makes motion to elect Bill Ambrosino as Chairman, Barry seconds, all approved.

Jim makes motion to elect Damon Tinio as Vice Chairman, Barry seconds, all approved.

Damon makes motion to elect Jim Quirk as Secretary, Barry seconds, all approved.

Planning Board sets the following meeting dates:

July 12, 2010
August 9 and 23
September 13 and 27.

Bill looks over 5 e-mails sent from residents that are interested in working on the Master Plan Committee.

Wilmer Ebersole from Mendon Woodcraft (70 Cape Rd) discusses expanding his business. After much discussion the board feels that he does not have to submit a Site Plan Review.

Bill thanks Mark Mortimer for his work on the Zoning Bylaw Committee. Mark resigned from the committee but will stay on the Master Plan Committee.

Board goes over the Table of Principal Use submitted by Shirley Smith from the Zoning Bylaw Committee. After much discussion the board feels more work needs to be done before they put it into the Zoning Bylaw book.

Board discusses with Alan Tetreault and the Zoning Bylaw Committee members who attended meeting that the Planning Board needs to write bylaws for the town Storm Water Management.

After some discussion concerning Willowbrook Lane, Gail to call Bill Richards to do an update bond estimate for our next meeting. The board received a letter from the Willowbrook residents asking to meet with the board concerning getting the roadway accepted by the town. Gail to notify residents that they are on the agenda for the June 14th meeting at 7:30PM.

Damon makes motion to have Bill Richards do an updated bond estimate on Willowbrook Lane, Jim seconds, all approved, Barry abstains.

Alan Tetreault discusses with the board the work going on at Sylvan Springs. He would like to get a construction schedule so they know what work is being done. Board to send a letter to Bruce Wheeler asking for the construction schedule for Sylvan Springs.

Bill discusses with the board of using the Form K from the Subdivision Rules & Regs for any new subdivisions that may be applied for.

Damon makes motion to close meeting at 8:46 PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman, Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
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James Quirk

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MINUTES OF MEETING
MAY 31, 2011

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

Bill opens meeting at 7:00PM.

Board discusses the Wozniak property on Hartford Avenue East. The owner has not complied with the board's request under the Site Plan Review for having a buffer zone on the edge of his property. A letter is to be sent giving him 30 days to start the project or be fined \$100 a day until completed.

Norman Gamache from Guerriere & Halnon appears before the board with an 81P plan for the Nolet property at 39 Asylum Street. They are dividing the property into two lots. Norman is asking for a waiver from having to mark out the wetlands.

Barry makes motion to waiver Section 3.1.2.1 for the Nolet Property at 39 Asylum Street that requires 81P plans to show mapping of wetlands and is in the public interest and not inconsistent with the intent and purpose of the subdivision control law due to conservation restrictions which will be placed on the property; Jim seconds, all approved.

Damon makes motion to approve the 81P plan for the Nolet Property at 39 Asylum St., John seconds, all approved.

Board discusses letter from Dale Pleau asking for any input on self-service gas stations.

The opinion of the board is in full support with a request to have one pump full service.

Damon makes motion to close meeting at 7:25PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
JUNE 13, 2011

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

Bill opens meeting at 7:10PM.

Barry makes motion to approve the Minutes of Meeting for May 9, 2011; May 16, 2011 and May 31, 2011 as written; Jim seconds, approved by members in attendance.

Board sets the following meeting dates:

July 11, Aug 8 & 22, Sept. 12 & 26, Oct. 3 & 17, Nov. 14 & 28 and Dec. 12, 2011.

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

Barry makes motion for Damon Tinio for Vice-Chairman; Jim seconds, all approved.

Barry makes motion for Jim Quirk as Secretary, John seconds, all approved.

Barry makes motion for Bill Ambrosino for planning board representation for CMRPC, John seconds, all approved.

Shirley Smith attends meeting to discuss with the board about having a Village Center District and an article she printed A Summary as Relates to Cape Road.

7:30PM Bill opens the Public Hearing for the Flood Plain Overlay District by reading the article published in the Milford Daily News.

Shirley Smith was the only resident to attend the public hearing.

John makes motion to approve the Flood Plain Overlay District as printed in the Town Warrant, Jim seconds, all approved.

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

Shirley presents the board with a map defining the area for the Village Center District. Board would like to see district a little larger than area shown. Shirley to come back to board in the future to present an updated map of the Village Center District.

Byron Andrews from Andrews Engineering in Uxbridge attends the meeting so the board can sign the Mylar's for Nipmuc Office Park Subdivision that was approved and the 20-day appeal period had expired with no appeals.

Jim makes motion to adjourn meeting at 7:55PM; 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

JUNE 14, 2010

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

Bill opens meeting at 7:00PM.

Jim Carty from the ZBA and members of the Historical Committee attend meeting to discuss the shop that is located up at Cobbler's Knoll. The owners of Cobblers Knoll are required to restore the building to its original state as stated in the deed when they deeded a parcel of land to the town. See attached list of attendance.

7:38PM The residents from Willowbrook Lane attend the meeting to discuss with the board when their road will be completed and when the town will be able to accept the road. After much discussion the board will send a letter to Mike Salvador, the developer asking for a schedule when he intends to complete the project. Barry abstains from all discussion as he works for Mike Salvador and is a resident of Willowbrook Lane.

Barry makes motion to approve the Minutes of Meeting for May 24, 2010 as written, Jim seconds, all approved.

Rick White, part owner of 3-5 Cape Road came in to discuss the rendering of the building for the new restaurant. Dick Skinner a resident who lives across the street asked some questions about cutting down trees that were not on their property. Rick White answered his concerns.

Board to send letter to John McCarthy that they have approved the rendering of the building for 3-5 Cape Road.

Dick Skinner again questioned the board on putting an Index into the Zoning Bylaw books. Board to review both indexes at their next meeting, one from the Zoning Bylaw Committee and the one presented by Dick.

Gail to send an e-mail to Bill Richard asking for a report of completed inspections for Sylvan Springs. The owner did not respond to the board's letter asking for a work schedule for the subdivision. Paperwork was sent to the board but did not answer their request for a schedule.

Board discusses all the signs located at 123 Uxbridge Road. There are too many signs and no permits have been pulled for them. Board to send letter asking the owner to attend their next meeting to discuss the property.

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 27, 2011

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

Bill opens meeting at 7:07PM.

John makes motion to approve the Minutes of Meeting for June 13, 2011 as written; Barry seconds, all approved.

After some discussion concerning Sylvan Springs it is decided another letter needs to be sent to the owner on putting a block to cut off the end of the road for precautionary measures. First letter was ignored to block off the end of the road.

Gail to call Graves Engineering of Worcester to discuss if they would be interested in working for the Town of Mendon Planning Board.

Bill reads letter to be sent to Atty. John Wozniak for the record that the board approved.

Board was told that the Rate of Development By-law would expire on June 30, 2011. After some discussion the board will put on the next Town Meeting Warrant to extend for another 5 years. Gail to e-mail Dave Abbott with a question on if the board has to have another public hearing.

Gail needs to give a copy of the new Site Plan Review that was approved at the last town meeting.

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

John makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, July 11, 2011 at 7:45PM; Jim seconds, all approved.

Peter Lavoie from Guerriere & Halnon Engineering submits a Site Plan Review for 147 Hartford Avenue East owned by Harry O'Hannesian for a convenience store with a canopy and a future gas station.

Damon makes motion to set the Public Hearing date for 147 Hartford Avenue East for August 8, 2011 at 7:30PM; Jim seconds, all approved.

Jim makes motion to close the meeting at 7:55PM, 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
JUNE 28, 2010

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

Absent: Damon Tinio

Bill opens meeting at 7:03PM.

Board goes over Minutes of Meeting for June 14, 2010.

Barry makes motion to approve the Minutes of Meeting for June 14, 2010 as written, John seconds, all approved.

Board goes over letter from Mike Salvador giving an update on when he intends to finish Nipmuc Estates (Willowbrook Lane). Barry abstains from all discussion. A copy of his letter is to be mailed to all the residents of Willowbrook Lane. The board finds his explanation is acceptable.

Bill goes over briefly with the board a vacant building by-law that was sent from another town for the board to review. Board will give to the Zoning By-law Committee and have then check into it.

Board is informed that Tony Fraga of 57 Park Street has not fulfilled the requirements of putting back a stonewall that was taken down on his property which is a Scenic Road, and a letter will be sent to request his attendance at their next meeting to discuss and also to have a drawing of what he intends to replace.

Board was also informed that Atty. Wozniak has extended his parking area without appearing before the planning board as required. Letter to be sent to Atty. Wozniak asking him to attend the next Planning Board meeting concerning the parking situation, storm water issues and no buffer zone.

Bill Richards attends meeting to bring an update on recommendations for the Zoning By-laws and also work completed to update the Subdivision Rules and Regulations.

There was some discussion on issues up at Sylvan Springs Subdivision with Bill Richards.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
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MINUTES FOR JULY 11, 2011

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

Bill opens meeting at 7:02PM.

Barry makes motion to approve the Minutes of Meeting for June 27, 2011 as written, John seconds, all approved.

Shirley Smith attends meeting and presents some pictures takes of George Street across from the Cox property that showed flooding on that street.

Jeff Walsh from Graves Engineering in Worcester attends meeting to meet board members. He is waiting for the Board of Selectmen to sign the contract before he can start work for the Planning Board.

Board discussed letter sent from Atty. John Wozniak. The board would like another letter sent to Atty. Wozniak explaining that they are willing to work with him on the project but would like a completion date.

Gail needs to call Harry O'Hanessian explaining the wrong address that is on the Site Plan Review plans for 147 Hartford Avenue East. They just need to correct plans for the public hearing on August 8, 2011.

7:30PM Atty. Peter Mirageas attends meeting to discuss a couple of issues concerning Strawberry Hill Estates Subdivision. Atty. Mirageas had also sent a letter requesting an extension on starting the subdivision until September 17, 2013.

John makes motion to extend for two years to September 17, 2013 to complete the construction or ways and installation of municipal services for the subdivision known as Strawberry Hill Estates, Jim seconds, all approved.

7:45 Bill opens continuation of Public Hearing for the Subdivision Rules and Regulations.

Jim makes motion to continue the Public Hearing to Monday, August 8, 2011 at 8:15PM; John seconds, all approved.

Jim makes motion to have the Public Hearing for the Rate of Development By-law on Monday, August 8, 2011 at 8:00PM; Barry seconds, all approved.

Barry makes motion to close meeting at 8:05PM, 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
JULY 19, 2010

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

Absent: Damon Tinio

Bill opens meeting at 7:08PM.

Board goes over the Minutes of Meeting for June 28, 2010.

Jim makes motion to approve the Minutes of Meeting for June 28, 2010 as written; Barry seconds, all approved.

Gail informs board that Tony Fraga has not responded to letter from the planning board.

Shirley Smith requested to be on the agenda for Aug. 9th to discuss the Storm Water Management by-law that the Zoning By-law Committee has been working on.

A letter needs to be sent to Atty. Wozniak from 159 Hartford Avenue East requesting he attend the next meeting concerning issues with parking on his property.

Bill Richards handed out copies of the first draft of the Subdivision Rules and Regulations that he has been updating for the board.

7:30PM Abe Rosenfeld attends meeting to discuss his property at 21-23 Cape Road. It was first presented as a business subdivision when first approved. Then a few years later he presented the board with a 55 and over subdivision, which had been approved. Because of the economy it is not feasible to keep as a 55 and over, but is requesting that he again change it back to a 13-lot business subdivision. After much discussion a public hearing was set for Monday, August 23, 2010 at 7:30PM.

7:50PM Mark Wenger appears before the board to discuss the property at 123 Uxbridge Road, T& T Trailers. There are major safety concerns as it is on a busy state road and there are no parking spaces on the property. After much discussion the board is requesting some type of drawing with parking spaces to be included and to attend the next meeting on August 9, 2010.

Gail to check to see if any permits have been pulled for their signs, buildings, etc for 123 Uxbridge Road for the next meeting.

Gail informed board that someone from the board needs to be appointed to the CMRPC.

Barry makes motion that Bill Ambrosino be the delegate to CMRPC; Jim seconds, all approved.

Board continues going over the Subdivision Rules & Regulations with Bill Richards of Cullinan Engineering to see if any changes need to be made.

Bill Richards requests a list of members with their e-mails and Bill's information will be e-mailed to all the members as well.

Brian Massey applied to the board that he is interested in being on the Master Plan Committee. Gail to send application to the BOS for their approval.

John makes motion to appoint Brian Massey to the Master Plan Committee, Jim seconds, all approved.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
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James Quirk

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MINUTES OF MEETING
AUGUST 8, 2011

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

Absent: Damon Tinio

Bill opens meeting at 7:00PM.

Barry makes motion to approve the Minutes of Meeting for 7-11-11 as written, John seconds, all approved.

Dick Skinner of Cape Road discusses with the board the new sign at 15 Cape Road. After some discussion it is noted that the sign is very aesthetic looking and falls within the guidelines of our zoning by-laws.

Jim informs board that there was a typing error on the minutes on page 2 it should read that John seconds the motion.

Barry makes motion to approve the Minutes of Meeting for 7-11-11 with correction, John seconds, all approved.

Bob Poxon from Guerriere & Halnon presents a new plan for the Cox Farm Estates and changes that will benefit his client and the town. Part of the land would be deeded to the town.

7:30PM Bill open the Site Plan Review Public Hearing for 147 Hartford Avenue East by reading the notice that was printed in the Milford Daily News.

Bob Poxon presents the proposed plans for convenience store and gas station. See attached list of residents attending the public hearing.

Residents asking questions concerning issues they have are:

Don Keller – 10 Cape Road
Shirley Smith – Providence St.

Kelley Walton read a letter to the board. Bill Ambrosino explains to all present what the function of the board is. It is to approve what is presented to the board as long as they fulfill the requirements of our by-laws. The board cannot disapprove a project if it meets all the guidelines.

Dick Skinner presents a list of requests.

7:59PM Barry makes motion to continue the public hearing after the end of the Rate of Development Public Hearing, John seconds, all approved.

8:00PM Bill opens the Public Hearing for the Rate of Development By-law by reading the printed article posted in the Milford Daily News.

Barry makes motion to extend the Rate of Development By-law to June 30, 2016; John seconds, all approved.

Barry makes motion to close the Public Hearing for the Rate of Development By-law, John seconds, all approved.

8:05PM Barry makes motion to open the continuation of the Public Hearing for the Site Plan Review for 147n Hartford Avenue East, John seconds, all approved.

After much discussion and questions by the abutting residents it is felt that the hearing needs to be continued.

Barry makes motion to continue the Public Hearing for the Site Plan Review for 147 Hartford Avenue East to Monday, August 22, 2011 at 7:30PM, John seconds, all approved.

8:15PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, August 22, 2011 at 8:30PM, John seconds, all approved.

Two letters were submitted to the board concerning 147 Hartford Avenue East.

Shirley Smith presents some information on where a Light Industrial Park overlay district would go.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
AUGUST 9, 2010

Present: Barry Iadarola, John Vandersluis, Bill Ambrosino, Damon attends at 7:20PM.

Absent: Jim Quirk

Bill opens meeting at 7:05PM.

Board goes over Minutes of Meeting for July 19, 2010.

Barry makes motion to accept Minutes of Meeting for July 19, 2010 as written; John seconds, all approved.

Bill reads a letter from Delphic Associates addressed to the Historical Commission concerning the Cobbler's Shack.

Tony Fraga from 79 Park Street attends meeting to discuss with the board why the stonewall in front of his house has not been repaired yet. Tony told the board that he has some relatives that will be working on the wall this coming Saturday and the following Saturday to complete it.

Board discusses width of roads in subdivisions for safety vehicle accessibility. They feel 25' wide road is not wide enough for safety vehicles to get by if there is parking on both sides of the streets. They will check with public safety on width requirements.

The board discussed having 1 bond estimate every 2 years for the subdivisions being worked on until they are completed.

Bill makes a recommendation to the board that they revisit the Zoning By-laws and the Subdivision Rules & Regulations every year.

Gail to add index that Dick Skinner presented to the board as a fill in for the Zoning By-laws.

Shirley Smith and Bob Sweet from the Zoning By-Law Committee attend the meeting to go over the Storm Water By-laws that were drawn up.

Atty. John Wozniak had not responded to a letter sent from the board to attend the meeting so the board wants another letter sent but this time the letter is to be certified.

Damon makes motion to send a copy of the Stormwater By-law to Bill Richards to review; John seconds, all in favor.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
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James Quirk

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MINUTES OF MEETING
AUGUST 22, 2011

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

Bill opens meeting at 7:07PM.

Barry makes motion to approve the Minutes of Meeting for August 8, 2011 as written, John seconds, all approved.

Board discusses hazard at Northbridge Road, Sylvan Springs Subdivision. A letter is to be sent to Alan Tetreault, Highway Surveyor asking him to look into the cost of closing off the area that is washed away and is a hazard for anyone using the road.

John makes motion to send the letter to Alan, Barry seconds, all approved.

Board goes over letter from Miraj Ahmed asking for a two-year extension on starting the subdivision called Cook's Crossing

Jim makes motion to approve the two year extension for Cook's Crossing, Damon seconds, all approved.

Bill reads letter from Barry Murphy concerning the Congdon Property. Board says it needs to be forwarded to the Board of Selectmen's office, as it is not a Planning Board issue.

Board discusses roadway for Nipmuc Estates (Willowbrook Lane) developed by Mike Salvador. A letter needs to be sent to Mike reminding him about completing the roadway that was requested by the board by September 2011.

7:30PM Bill opens the continuation of the Site Plan Review Public Hearing for 147 Hartford Avenue East.

Bill reads e-mail from developer Harry O'Hannesian requesting that they continue the Public Hearing to Monday, September 12, 2011.

Damon makes motion to continue the Site Plan Review Public Hearing for 147 Hartford Avenue East to Monday, September 12, 2011 at 8:00PM, John seconds, all approved.

Fred Lapham from Shea Engineering appears with his client Mr. & Mrs. Roland Montigney to have the board members sign the mylars for the Strawberry Hill Estates approved subdivision plans.

Board goes into recess in order to attend the Board of Selectmen meeting.

8:25PM Board comes out of recess to continue meeting.

8:30PM Bill opens the continuation of Public Hearing for the Subdivision Rules and Regulations.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations until Monday, September 12, 2011 at 8:15PM, Jim seconds, all approved.

Jim makes motion to close the meeting at 8:40PM, 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
AUGUST 23, 2010

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

Bill opens meeting at 7:05PM.

Board goes over Minutes of Meeting for August 8, 2010.

Barry makes motion to approve Minutes of Meeting for August 8, 2010 as amended; John seconds, all approved. Jim abstains.

Board to remind Bill Richards that they want 28 feet for primary road in the Subdivision Rules and Regulations.

Scott Lanzetta submitted a letter for Sylvan Springs explaining what they would be working on at the site. See attached letter.

Shirley Smith, Bob Sweet and Patrick Doherty attended the meeting to go over the Wireless Communications Facility By-law.

After much discussion Barry makes motion to set a Public Hearing date for Monday, September 27, 2010 at 7:30 to present the following by-laws: Subdivision Rules and Regulations, Stormwater Management By-law and the Wireless Communications Facility By-law; Damon seconds, all approved.

Shirley and Gail asks the board to consider revisiting having an Accessory Apartment By-law that was shot down previously. There are no by-laws in our books concerning accessory apartments. After some discussion the board gave the Zoning By-law Committee permission to look into the by-law.

Jim Quirk discusses with the board that Rebecca's restaurant is looking into signing a lease in another town and asked board if there was anything they could do to get all parties together and try to work out the problems of the septic system at 1 Maple Street in order for her to stay in Mendon

and not move her restaurant out of town. After much discussion it is felt that they have no jurisdiction on the issue and therefore will not be able to do anything. The board is willing to attend a Board of Selectmen meeting to help in discussion of coming up with a solution to the problem. Fred Lapham from Shea Engineering informed the board that the issue is now under the jurisdiction of the Department of Environmental Protection.

Fred Lapham from Shea Engineering discussed with the board issues at Sylvan Springs Subdivision and the board told him that they need a revised plan with the changes that are being made and the plans have to comply with the Definitive Plans presented at the Public Hearing.

Fred also discussed with the board that Lot 2 which was to be in phase 3 of the project if they could change it to be in phase 1 instead. After some discussion the board agreed.

Damon makes motion to amend the Definitive Plan to take L2 out of phase 3 and put into phase 1; Jim seconds, all approved.

Fred Lapham from Shea Engineering presented some recommendations for the updating of the Subdivision Rules and Regulations. The board went over the recommendations and will pass them on for Bill Richards review.

Gail to call Bill Richards and ask him to attend the Planning Board's next meeting on September 13, 2010 with the update on the Subdivision Rules and Regulations.

Damon makes motion to adjourn meeting at 8:55PM; 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
SEPTEMBER 12, 2011

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

Bill opens meeting at 7:05PM.

Jim makes motion to approve the Minutes of Meeting for August 22, 2011 as written; John seconds, all approved.

Alan Tetreault contacted Bill about the safety issue up at Sylvan Springs. Alan feels there is no longer a safety issue as some work was done in the area of concern.

7:30PM Steve O'Connell from Andrew's Engineering in Uxbridge, MA presents a 3-lot Preliminary Plan Subdivision called "Sunrise Meadows" located at 13 Washington Street. They are asking for 8 waivers from the board. The board has 45 days for a decision but Steve informed board that he would write a letter to the board giving them an extension for their decision if they need it.

Steve O'Connell submits a 4-lot Definitive Plans for a subdivision called "Birch Alley Acres" located at 12 Washington Street.

Damon makes motion to post a Public Hearing date for the Birch Alley Acres Subdivision located at 12 Washington Street to be held on Monday, October 17, 2011 at 7:30PM; Jim seconds, all approved.

8:00PM Bill opens the continuation of the Site Plan Review Public Hearing for 147 Hartford Avenue East.

Bill reads e-mail received from Harry O'Hannesian requesting a continuation of the Public Hearing and also extending the decision to be made by the board an extra 30 days.

Damon makes motion to continue the Public Hearing for 147 Hartford Avenue East to Monday, September 26, 2011 at 7:30PM; John seconds, all approved.

8:15PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

Damon makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, September 26, 2011 at 7:45PM; John seconds, all approved.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
SEPTEMBER 13, 2010

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

Bill opens meeting at 7:12PM.

Barry makes motion to approve the Minutes of Meeting for August 23, 2010 as written, John seconds, all approved.

Walter Lewinski from Andrews Survey & Engineering, Inc submits Definitive Plans for a 10-lot subdivision called Nipmuc Commerce Park. The address is 21-23 Cape Road and is owned by Abram Rosenfeld.

Board sets meeting dates for October 4, 2010 and October 18, 2010.

Barry makes motion to set the Public Hearing for Nipmuc Commerce Park on October 4, 2010 at 7:30PM, Jim seconds, all approved.

Damon makes motion to set the Public Hearing for Nipmuc Commerce Park on October 18th if not able to get add in paper for September 17th, Barry seconds, all approved.

Damon makes motion to set the following meeting dates: November 8th and 22nd and December 6, 2010; Jim seconds, all approved.

Mark Wenger of 123 Uxbridge Road appeared before the board to discuss the parking issues at his business address. He presented a sketch of parking spaces and explained that he would have a better plan for either the September 27th or October 4th meeting for finalizing the parking area.

Atty. John Wozniak attended the meeting to discuss with the board his parking issues at 159 Hartford Avenue East. After much discussion the board is requesting that he take out the parking space near the road and put a 6 foot wide buffer 18-20 feet long. Atty. Wozniak agreed with the board and is having Walter Swift do some excavating at the address.

Board again discussed signs at Kevin Meehan's car dealership at 20 Uxbridge Road. It is discussed that a letter needs to be sent informing him of the town sign by-laws that state temporary signs can only be on premises for 30 days and that he can either apply for permanent signs or take them down.

Board goes over the updates Subdivision Rules and Regulations with Bill Richards before the public hearing on Monday, September 27th.

Gail informs board that Abram Rosenfeld has a balance in his bond account from his previous subdivision called Grist Mill. Gail will contact the treasurer/collectors office and inform the board at the next meeting on the status of the bond.

Damon makes motion to close the meeting at 9:10PM, Jim seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING
SEPTEMBER 26, 2011

**CANCELLED BECAUSE OF
NO QUORUM**

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MEETING MINUTES
SEPTEMBER 27, 2010

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

Absent: Damon Tinio

Bill calls meeting to order at 7:05PM.

Board goes over Minutes of Meeting for September 13, 2010.

John makes motion to approve the Minutes of Meeting for September 13, 2010 as amended, Barry seconds, all approved.

It was discussed that Mike Salvador had not paid the engineering bill for Nipmuc Estates so the board is sending him a letter requesting payment.

Gail informed board that there is not enough money in the engineering account to pay the bill that was submitted. The board previously had \$10,000 in the engineering account but that amount was brought down to only \$5,000 and the bill is for \$5,756. Bill to submit a transfer request to the Finance Committee for the extra \$756.

Fred Lapham from Shea Engineering presented an 81P plan for 131 Providence Street. The land which is owned by Linda Varney and they are cutting out a 2.5 acres with house out of a 40 acre lot.

John makes motion to approve the 81P plan for 131 Providence Street, Jim seconds, all approved.

7:30PM Bill opens the Public Hearing for the Wireless Communication By-law by reading the article from the Milford Daily News.

Liana Moore goes over all the items that were changed and made corrections on items that needed to be corrected.

See attached list of residents attending the public hearing.

Barry makes motion to continue the Public Hearing until after the Public Hearing for the Subdivision Rules and Regulations at 8PM, Jim seconds, all approved.

8:00PM Bill opens the Public Hearing for the Subdivision Rules and Regulations by reading the article from the Milford Daily News.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations after the completion of the Public Hearing for the Wireless Communications By-law, John seconds, all approved.

8:01PM Barry makes motion to reopen the Public Hearing for the Wireless Communications By-law, Jim seconds, all approved.

After much discussion on the Wireless Communications By-law Jim makes motion to close the Public Hearing at 8:20PM, John seconds, all approved.

8:22PM Barry makes motion to reopen the Public Hearing for the Subdivision Rules and Regulations, Jim seconds, all approved.

Fred Lapham from Shea Engineering joined in the discussion for the regulations.

Barry makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, October 4, 2010 at 8:15PM, Jim seconds, all approved.

Jim makes motion to close the meeting at 9:15PM, 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
OCTOBER 3, 2011

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

Absent: John Vandersluis

Bill opens meeting at 7:15PM.

Jim makes motion to approve the Minutes of Meeting for September 12, 2011 with correction; Barry seconds, all approved.

Because of no quorum at the September 26, 2011 the board was not able to open the two public hearings scheduled for 7:30 and 8:00PM. Therefore the board has to advertise the hearings in the Milford Daily News.

Damon makes motion to have the Site Plan Review Public Hearing for 147 Hartford Avenue East held on Monday, November 14, 2011 at 7:30PM; Jim seconds, all approved.

Damon makes motion to have the Subdivision Rules and Regulations Public Hearing be held on Monday, November 14, 2011 at 8:00PM; Jim seconds, all approved.

7:50PM Liana Moore and Shirley Smith from the Zoning By-law Committee attended the meeting to present 2 new articles for the Zoning By-Laws and also amendments that needs to be made. The following by-laws are:

Article VI. Special Provisions, Section 6.01 Motor Vehicle Service Stations

Replace Section 2.01 Lot, Yard and Coverage Regulations with Section 2.01 Dimensional Regulations.

Amendments to the by-laws are as follows:

Open Space Communities By-law, Section 3.04
Sign By-law, Section 2.06

Residential District, Section 3.01

Definitions, Section 1.02

Provisions for Applying for a Special Permit, Section 1.06

After much discussion the board sets a public hearing date.

Barry makes motion to set the public hearing date for the by-laws for Monday, November 14, 2011 at 8:15PM; Jim seconds, all approved.

Barry makes motion to close the meeting at 9:10PM, Jim seconds, all approved.

Respectfully submitted:

Gail L. Wellman

Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MINUTES OF MEETING

OCTOBER 4, 2010

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

Bill opens meeting at 7:05PM.

Board goes over Minutes of Meeting for September 27, 2010.

Barry makes motion to approve Minutes of Meeting for September 27, 2010 as written, John seconds, all approved.

Board discussed to have a Public Hearing for the Wireless Communication By-law, as notice was not sent to surrounding towns. The Public Hearing will be held on Monday, November 8, 2010 at 7:30PM.

Bill informs board that he has to ask for a transfer of money from the Finance Committee, as we do not have enough money for the engineering bill. There is only \$5,000 in the Engineering Account and the bill from Cullinan is for \$5,756.00.

Bill informs board that the web site should be up and running in a couple of weeks.

7:30PM Bill opens the Public Hearing for Nipmuc Commerce Park Subdivision by reading the article published in the Milford Daily News located at 21-23 Cape Road.

Walter Lewinsky from Andrew's Survey and Engineering Inc presents the plans for Nipmuc Commerce Park.

Board goes over the waiver request list with Walter Lewinsky.

Damon makes motion to continue the Public Hearing for Nipmuc Commerce Park Subdivision in order to reopen the public hearing for the Subdivision Rules and Regulations at 8:15, Barry seconds, all approved.

8:15PM Bill reopens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

Barry makes motion to continue the public hearing for the Subdivision Rules and Regulations after the public hearing for Nipmuc Commerce Park, Jim seconds, all approved.

8:16PM Barry makes motion to reopen the Public Hearing for Nipmuc Commerce Park, Damon seconds, all approved.

Board continues going over the waiver request list.

Waiver #4 and #10 are on hold until Walter Lewinsky gets more information on the requirements.

Phillip Bisaga of 121 Hartford Avenue East asks the board on what type of buildings will be built on the properties. Board informs Mr. Bisaga that it will be taken up at the time of the Site Plan reviews for each individual lot when the time comes.

Barry makes motion to continue the Public Hearing to Monday October 18, 2010 at 7:30PM, Damon seconds, all approved.

8:35PM Bill reopens the Public Hearing for the Subdivision Rules and Regulations.

John makes motion to continue the Public Hearing for the Subdivision Rules and Regulations until Monday November 18, 2010 at 8PM, Barry seconds, all approved.

Damon informs the board that work being done at 3-5 Cape Road was not what was approved at the Public Hearing. Bill Ambrosino will visit the site and inform the board of his findings at the next meeting.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

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MEETING MINUTES
OCTOBER 17, 2011

Present: Bill Ambrosino, John Vandersluis, James Quirk, Damon Tinio attends at 7:45PM

Absent: Barry Iadarola

Bill opens meeting at 7:05PM.

Jim makes motion to approve the Minutes of Meeting for October 3, 2011 as written; John seconds, all approved.

There will not be a quorum for the November 14th meeting.

John makes a motion to set the Public Hearings to be held on November 14th to Monday, November 21, 2011; Jim seconds, all approved.

Gail informs the board that deleting the Rate of Development By-law that ran out needs to go to a Town Meeting for the town to vote to take it out of the Zoning By-laws.

After discussion on not having enough funds to hold a Public Hearing for the Zoning By-laws it was voted to cancel the public hearing.

Jim makes motion to cancel the Zoning By-law Public Hearing to be held on Monday, November 21, 2011 until funds become available; John seconds, all approved.

7:30PM Bill opens the Definitive Plans Public Hearing for Birch Alley Acres on 18 Washington Street by reading the advertisement published in the Milford Daily News.

See sign in sheet of abutters attending meeting.

Steve O'Connell from Andrews Survey gives a presentation to the board and abutters.

Steve said he would address the comments made by Jeff Walsh from Graves Engineering by the next meeting.

The following abutters asked questions concerning the subdivision:

George Bonderenko – 17 Washington St.

Barry Murphy – 16 Washington St.

Don Eidens – Billerica, MA

Karen Bridges – 24 Washington St.

Helen Vartabedian – 10 Washington St.

Myrtle Garrett – 20 Washington St.

John makes motion to continue the Public Hearing to Monday, November 21, 2011 at 7:15PM;
Damon seconds, all approved with Jim abstaining.

Gail to send request to Alan Tetreault and Mark Porier to attend the next meeting or send a letter with comments.

Fred Lapham from Shea Engineering presents an 81P for 50B Vincent Road. After much discussion it was decided to have Fred put in writing his request for the parcel so that Bill Ambrosino can send the information to Atty. David Abbott for his comments before the board takes a vote to approve or not approve the 81P. Roland Montigney owns the parcel of land.

Fred Lapham from Shea Engineering presents an 81P for 36 Miscoe Road. The owner of the property Brian Minsk wants to combine Lot 30, L36 and L38 into one contiguous parcel known as 36 Miscoe Road.

Damon makes motion to approve the 81P for 36 Miscoe Road by combining Lots 30, 36 and 38 into one contiguous lot; John seconds, all approved.

Bill read a letter concerning the 3-lot Subdivision called Sunrise Meadows giving the board an extension of 60 days for their decision.

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

Jim makes motion to close the meeting at 8:46PM; 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
OCTOBER 18, 2010

Present: Bill Ambrosino, John Vandersluis, Jim Quirk, Bill Richard

Absent: Barry Iadarola, Damon Tinio

7:00PM Bill opens meeting.

Board reviews Minutes of Meeting for October 4, 2010.

John makes motion to approve the Minutes of Meeting for October 4, 2010 as written, Jim seconds, all approved.

Board needs to do a follow up on Mike Salvador, as he has not paid for engineering bill. John Vandersluis informed board that he had spoken with Mike and that he would be paying bill as soon as he could.

Abram Rosenfeld has a review bill for engineering account and he said he will pay half up front and the other half when he starts work on project.

John makes motion to allow Abram Rosenfeld to pay half or review fee now and the other half when he starts project, Jim seconds, all approved.

7:30PM Bill reopens continuation of Public Hearing for Nipmuc Commerce Park at 21-23 Cape Rd.

Board reviews the waiver list again. After much discussion they have to stop as continuation of another public hearing needs to be reopened.

John makes motion to continue public hearing until after open and continue public hearing for the Subdivision Rules and Regulations are reopened and continued, Jim seconds, all approved.

8:06PM Bill reopens public hearing for the Subdivision Rules and Regulations.

John makes motion to continue the public hearing for the Subdivision Rules and Regulations after the continuation of the public hearing for Nipmuc Commerce Park, Jim seconds, all approved.

8:07PM Bill reopens public hearing for Nipmuc Commerce Park and board continues discussion on the waiver requests.

The following waiver requests were each voted on.

John makes motion not to grant waiver #1, Section 3.3.2.22.1, Jim seconds, all approved.

Jim makes motion not to grant waiver #2, Section 3.3.2.23, John seconds, all approved.

Jim makes motion to grant waiver #3, Section 4.1, John seconds, all approved.

Jim makes motion to grant waiver #4, Section 4.10 with condition of having 1 sidewalk, John seconds, all approved.

Jim makes motion to grant waiver #5, Section 4.15.6, John seconds, all approved.

Jim makes motion to grant waiver #6, Section 4.15.8.3, John seconds, all approved.

Jim makes motion to grant waiver #7, Section 4.15.9, John seconds, all approved.

Jim makes motion to grant waiver #8, Section 4.15.9.2.3, John seconds, all approved.

Jim makes motion to grant waiver #9, Section 4.15.9.3, John seconds, all approved.

Jim makes motion to grant waiver #10 with condition of no grass strip between sidewalk and curb and having one sidewalk, John seconds, all approved.

Jim makes motion not to grant waiver #11, Section 5.2.8, John seconds, all approved.

Jim makes motion to grant waiver #12, Section 5.2.10, John seconds, all approved.

Jim makes motion to grant waiver #13, Section 5.3.3.2.1 with condition of having a gated access to the retention basin, John seconds, all approved.

Jim makes motion not to grant waiver #14, Section 5.3.4, John seconds, all approved.

Jim makes motion to grant waiver #15 with the condition that a site plan review be held on each individual lot when sold or rented, John seconds, all approved.

Jim makes motion to continue the Public Hearing for Nipmuc Commerce Park to Monday, November 8, 2010 at 7:45PM, John seconds, all approved.

8:30 Bill reopens Public Hearing for the Subdivision Rules and Regulations.

Peter Denton attends public hearing and had a couple of comments and questions for the board on Section 5.2.1.1.

After much discussion John makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, November 8, 2010 at 8:15PM, Jim seconds, all approved.

Jim makes motion to close the meeting at 9:10PM, John seconds, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
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MINUTES OF MEETING
NOVEMBER 8, 2010

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

Bill opens meeting at 7:10PM.

Board goes over Minutes of Meeting for October 18, 2010.

John makes motion to approve the Minutes of Meeting for October 18, 2010 as written; Jim seconds, approved with Barry and Damon abstaining.

Board sets the following meeting dates:

January 10 & 24th
February 7 & 28
March 14 & 28
April 11 & 25
May 9 & 23
June 13 & 27

John makes motion to set the meeting dates as stated; Jim seconds, all approved.

Bill goes over with the board a letter from Dale Pleau about complaints of developer performing work at Northbridge Road, Sylvan Springs subdivision before 7:00am. Gail had shown letter to Bill Ambrosino and was told to send a letter to the owner of Sylvan Springs stating that they are not to work before 7:00am.

Dick Skinner attends meeting to ask about the appendix for the new Zoning By-laws. The appendix is at the back of the book as an insert.

Shirley Smith discusses with the board some sign issues in the town. Douglas Flea Market has a sign on a resident's property and was told they are not supposed to put it there. They claim the resident said it was all right. A member of the board spoke with the resident and he claims he does

not want it there. Board to send letter to the owner of the flea market that the sign needs to be taken down and not put back again according to the by-laws.

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

Chief Ernie Horn attends meeting to recommend language be put in about having public safety being able to have access to the tower without any charge. By-law committee members attending and the planning board members thought it was a good idea. Liana Moore to incorporate the wording for public safety access into the by-law under #4.

After much discussion John makes motion to continue the public hearing to Monday, December 6th at 7:30PM, Damon seconds, all approved.

8:00PM Bill opens the continuation of the Public Hearing for Nipmuc Commerce Park Subdivision. Bill informs board that he received an official e-mail requesting that they continue the Public Hearing to their next meeting.

John makes motion to accept e-mail and to continue the Public Hearing for Nipmuc Commerce Park Subdivision to Monday, November 22, 2010 at 7:30PM; Jim seconds, approved with Damon and Barry abstaining.

8:15PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations. The board starts reviewing from page 6.

Fred Lapham attends hearing with a few recommendations for the board.

Gail to e-mail Bill Richard on the following two items to see what his recommendations are:

- 3.3.2.19 (page 16) if it should be kept in and
- 3.3.2.23 (get rid of word, curb lines, under d) on page 18.

Barry makes motion to continue Public Hearing to Monday, November 22, 2010 at 8:00PM, Damon seconds, all approved.

Barry makes motion to adjourn 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
NOVEMBER 21, 2011

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

Absent: James Quirk

Bill opens meeting at 7:05PM.

Fred Lapham from Shea Engineering presented a revised 81P plan for 36 Miscoe Road. Figures were revised and the board signed them.

7:15PM Bill opens the continuation of the Public Hearing for Birch Acres Subdivision located at 18 Washington Street. Bill read a letter from the applicant requesting to continue the Public Hearing to the boards next meeting date also granting the board another 60 days for their decision.

Damon makes the motion to accept the letter of request and to continue the Public Hearing to Monday, December 12, 2011 at 7:30PM, John seconds, all approved.

John makes motion to approve the Minutes of Meeting for October 17, 2011 as written; Damon seconds, all approved.

The board goes over two applications to the ZBA for special permits.

7:30PM Bill open the Public Hearing for the Site Plan Review for 147 Hartford Avenue East gas station by reading the article posted in the Milford Daily News. Bob Poxon from Guerriere and Halnon presents proposal for the gas station.

Dick Skinner of 143 Hartford Avenue East had a few concerns and questions for the owner of the property. Derek Kurze of 153 Hartford Avenue East also had a couple of questions that were answered by Bob Poxon.

Barry makes motion to continue the Public Hearing for 147 Hartford Avenue East to Monday, December 12, 2011 at 8:00PM; John seconds, all approved.

Board discussed the Subdivision Rules and Regulations and asked Jeff Walsh from Graves Engineering to check over the regulations. Gail to e-mail Jeff the file.

8:00PM Bill opens the Public Hearing for the Subdivision Rules and Regulations by reading the advertisement posted in the Milford Daily News.

John makes motion to continue the Public Hearing to Monday, December 12, 2011 at 8:00PM; Damon seconds, all approved.

Damon makes motion to move the agenda item for 8:30PM to 8:00PM; John seconds, all approved.

Chris Byrne and Tyrone Pinkham wanted to have a discussion on the property at 16, 28 and 30 Cape Road. They wanted input from the Planning Board on building an Assisted Living Facility with 120 units on the property. Eric Hollander is the owner of the property.

Barry makes motion to post the meetings for January 9, 2012 and January 23, 2012, Damon seconds, all approved.

Chris Byrne to call set up date for January to come back to the Planning Board with more information about the Assisted Living Facility.

8:15PM Residents from Willowbrook Lane came to the meeting to discuss again when the roadway would be completed. Barry abstained from the discussion.

After much discussion it is decided to write a letter to Mike Salvador asking him to attend the next meeting on Monday, December 12, 2011.

Owner of Lamberts at 1 Cape Road attends meeting to let board know that he wants to put up a shelter of 4 poles and a steel roof to cover section where he sells flowers. There is a foundation already and this will sit on the foundation.

Board to send letter to Tom Hackenson informing him that the board has no issues with the structure Lamberts wants to put up.

John makes motion to adjourn the meeting At 8:40PM, 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 22, 2010

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

Absent: Damon Tinio

Bill opens meeting at 7:00PM.

Board goes over Minutes of Meeting for November 8, 2010.

Jim makes motion to approve the Minutes of Meeting for November 8, 2010 as written; John seconds, all approved.

Bill informs the board that the town gains 1 extra hour in help for the board for every CMRPC meeting he attends.

Doug and Bernadette Curtis of 104 Northbridge Street attends meeting to make a complaint of early activity at the Sylvan Springs Subdivision located across from their address. They explained to the board that they start work before 7:00AM. Board has already sent a letter to the owner about not starting before 7.

Bill informs the board that no one can come in off the street and speak to the board if there is to be any deliberation on the board's part. A letter needs to be sent to all the engineering companies stating that they now have to make an appointment to be on the agenda if they are presenting an 81P plan that the board has to vote on.

Rich Corcoran attends the meeting to discuss what can be done so that he can access his property on 34 Quissett Road as the property is on a scenic road and a public

hearing needs to be posted. After much discussion Rich told the board that he would hold off until early spring.

7:30PM Bill continues the Public Hearing for Nipmuc Office Park.

Board received request from Walter Lewinsky to have the Public Hearing continued to their next meeting, as updated plans would not be ready for their meeting.

Barry makes motion to accept the request for continuation of Public Hearing to December 6, 2010 at 8:00PM, John seconds, all approved.

Bill reads e-mail from Shirley Smith concerning Nipmuc Office Park and the water situation.

Jack Grenga, Chairman for the Board of Health attends meeting and discusses with the board the water and sewer situation.

Jim Quirk discusses with the board about what could be done to keep Rebecca's in town, as she has been court ordered to close her restaurant by December 31st. Jim was approached by the Board of Selectmen to ask the planning board for their help. Jack Grenga discussed with the board that they have a failed septic system and the issue is now under the state.

8:00PM Bill continues the Public Hearing for the Subdivision Rules and Regulations. They had left off at page 18 and continue to page 24.

Jim makes motion to continue the Public Hearing to December 6 at 8:30PM, John seconds, all approved.

8:30PM Peter Mirageas attends meeting to discuss with the board what issues are pending for Strawberry Hill Estates. He is representing Mr. & Mrs. Roland Montigney who is in the process of buying out the other two owners of the property. Board discusses what issues were left. He was given a copy of the decision and will contact the planning board when they are ready to proceed.

Jim makes motion to adjourn meeting at 8:49PM, all approved.

Respectfully submitted:
Gail L. Wellman
Administrative Assistant

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
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MINUTES OF MEETING
DECEMBER 6, 2010

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

Absent: Jim Quirk

Bill opens meeting at 7:02PM.

Board goes over Minutes of Meeting for November 22, 2010.

Barry makes motion to approve the Minutes of Meeting for November 22, 2010 as written; John seconds, all approved, Damon abstains.

Bill signs bill for Cullinan Engineering.

Gail informs board that Atty. John Wozniak of 157 Hartford Avenue East has not completed the landscaping and parking situation on his property. After some discussion the board to send another letter asking when he plans to add the buffer zone to the front of the property.

John Nenart, Survey Manager for Guerriere and Halnon and his client Harry Ohannesian came before the board to discuss properties at 147, 149 and 163 Hartford Avenue East and what they would like to put as businesses on the property.

7:30PM Bill opens continuation of Public Hearing for the Wireless Communication. Zoning By-law Committee asked that the public hearing be continued to the next meeting, as one of the members could not attend.

The board received a letter from the law office of Robinson & Cole for their client Verizon Wireless. Board reads the letter and after much discussion wants to send a copy to Liana Moore from the bylaw committee and Atty. David Abbott for their input concerning the town by-law.

Barry makes motion to continue the Public Hearing until Monday, January 10, 2011 at 7:30 PM, John seconds, all approved.

8:00PM Bill opens the continuation of the Public Hearing for Nipmuc Commerce Park Subdivision.

Gail informs board that there is not enough money in the revolving account to pay the Cullinan bill so a letter needs to be sent to Abram Rosenfeld for the excess amount.

Board received another e-mail from Walter Lewinski asking for another continuation of the public hearing.

John makes motion to continue the public hearing to Monday, January 10, 2011 at 7:45PM, Damon seconds, all approved.

8:30PM Bill opens continuation of Public Hearing for the Subdivision Rules and Regulations.

Barry makes motion to continue the public hearing to Monday, January 10, 2011 at 8:00PM; John seconds, all approved.

8:35PM Barry makes motion to close the meeting at 8:35PM, 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 12, 2011

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

Absent: James Quirk

Bill opens meeting at 7:05PM.

Barry makes motion to approve the Minutes of Meeting for November 21, 2011 as written; John seconds, all approved.

Mike Salvador was unable to attend meeting but gave Gail a list of completed items for Willowbrook Lane. The board reviewed the list submitted. Residents from Willowbrook Lane attended the meeting to hear an update on the roadway. Barry abstained from the discussion. After much discussion it was recommended a letter be sent to Mike with a deadline for completion.

Damon makes motion to send Mike a letter giving him a deadline of June 1, 2012 to complete the roadwork so that it may be put on the town warrant for acceptance; John seconds, all approved, Barry abstains. Gail to send letter certified to Mike and copy sent to Mark Allen.

Board goes over a Routing Slip for Showtime Entertainment sent by the Board of Selectmen.

Barry makes motion to post meeting for Tuesday, January 24, 2012; John seconds, all approved.

Bill reads letter from CMRPC concerning a traffic study that was done for the town.

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

No one from Andrew's Engineering is in attendance for the hearing and no request was made in writing to have the hearing continued.

John makes motion to close the Public Hearing for Birch Alley Acres Subdivision for lack of attendance; Damon seconds, all approved.

It is noted that they must reapply if they intend to go forward with the project.

A letter is to be sent to Andrew's of the boards' decision.

7:45PM Bill opens the continuation of the Public Hearing for the Site Plan Review for 147 Hartford Avenue East.

Bob Poxon from Guerriere and Halnon Engineering presents updated plans for the gas station and convenience store. Bob submitted a letter with items completed from Jeff Welch's review of the plans plus two waiver requests.

The following waivers were requested:

#6 Exterior Lighting. The proposed lighting will consist of recessed canopy lights over the pumps and wall packs on the building. The approximate locations have been added to the plans. No light poles are proposed.

Damon makes motion to approve the exterior lighting with the stipulation that it is added to plan prior to issuing of any building permits; John seconds, all approved.

#8 Volume of cuts and fill.

Damon makes motion to approve #8; John seconds, all approved.

Damon makes motion to continue the public hearing to 8:02PM; John seconds, all approved.

8:00PM Bill opens the continuation of the Public Hearing for the Subdivision Rules and Regulations.

John makes motion to continue the Public Hearing for the Subdivision Rules and Regulations to Monday, January 9, 2012 at 8:00PM; Damon seconds, all approved.

8:02PM Bill opens the continuation of the Public Hearing for 147 Hartford Avenue East.

After more discussion the board asked Jeff Walsh from Graves Engineering if he approved all the issues that were presented. He said that he approved of all issues that were discussed.

Damon makes motion to approve the plans for 147,149 and 163 Hartford Avenue East, proposed gas station and convenience store owned by Charlesview Inc subject to final approval from Jeff Walsh; John seconds, all approved.

8:20PM Fred Lapham discusses with the board the phasing of Sylvan Springs. The board approved the change that was requested.

Damon makes motion to close the meeting at 8:35PM; John seconds, all approved.

Respectfully submitted:

Gail L. Wellman, Administrative Assistant

