

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**  
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**MINUTES OF MEETING**  
**SEPTEMBER 22, 2014**

Present: Barry Iadarola, John Vandersluis, Jim Quirk, Bill Ambrosino, Jeff Walsh and Damon Tinio attends at 7:50

Bill opens the meeting at 7:04PM.

Jim makes motion to approve the Minutes of Meeting for September 8, 2014 as written; John seconds, all approved.

7:15PM Brian Lemoine attends meeting to discuss parking at 28 Hastings Street. He is applying for a 25 car permit through the Board of Selectmen.

Barry makes motion to approve the 25 car parking spaces for Brian's Tires; John seconds, all approved.

Gail is to send letter to the BOS that the Planning Board approves the increase in the parking area.

Board signs routing slip for 3 North Avenue for a temporary sign.

Board goes over letter received from Atty. David Deluca and Bill signs a Waiver of Notice concerning 15 Bicknell Drive.

Dick Skinner attends meeting to discuss an issue with making a 3 room apartment in hi two apartment home. According to our by-laws there cannot be more than a two family home. He was told that he could apply to the ZBA for a special permit.

Dick also questioned that 8 Cape Road has 8 vehicles unregistered on the property and was told to contact Tim Aicardi who is the zoning enforcer.

7:30PM Bill opens the continuation of the Public Hearing Site Plan Review for 5 Morrison Drive.

William Drexel and Mike Shugrue attend the meeting for David Bates who owns the property at 5 Morrison Drive.

There were some major issues that have been addressed by the applicants per Jeff Walsh. Just a few minor issues remained that needed to be addressed.

After much discussion, Barry makes motion to continue the Public Hearing for the Site Plan Review to Monday, October 6, 2014 at 8PM; John seconds, all approved.

Mike Salvador of Gray Wolf Development attends meeting to inform the board that he is in the process of completing Willowbrook Lane known as Nipmuc Estates.

Shirley Smith and Pat Doherty attend meeting to present the Village Center District By-law and the Accessory Dwelling By-law so they can set a public hearing.

Barry makes motion to set a Public Hearing for 3.06 Accessory Dwelling By-laws and 5.05 Village Center District By-laws on Monday, October 27, 2014 at 7:15PM; Jim seconds, all approved.

Jane Lowell attends with concerns about a barn being built at 42 Millville Street. It does not reflect what the building permit shows. The building is larger and they are adding to the side of the building for an office. The barn is under the jurisdiction of the Zoning Enforcer. Running a business is not allowed in a residential area. If there is a change of use for the property it would then be under the Planning Board.

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

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant