

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**  
**SEPTEMBER 14, 2015**

Present: Barry Iadarola, James Quirk, John Vandersluis, Bill Ambrosino, Jeff Walsh

Absent: Damon Tinio

Bill opens the meeting at 7:02PM.

Barry makes motion to approve the Minutes of Meeting for August 10, 2015 as written; James seconds all approved,

Board sets the following meeting dates: October 26, November 9 and 23, December 14<sup>th</sup>.

Bob Poxon submitted a Site Plan Review for a public hearing for 21 Cape Road.

Jim makes motion to set the public hearing date for 21 Cape Rd. for October 26, 2015 at 7:15PM; Barry seconds, all approved.

Board reviews letter from Shea Engineering requesting lot releases for Blueberry Estates on Aldrich Road. The board questions if there were any variances on this property and would contact the ZBA for more information.

Board passes over the request until the next meeting on September 28, 2015.

Board goes over letter received concerning the looks of the shared septic system located at Cobbler's Knoll.

Jeff Walsh explains items concerning Cobbler's Knoll from his Construction Review letter and As-built Plans Review letter

Miraj is making progress on the items but the road is not complete yet.

7:30PM Bill opens the Public Hearing for a Site Plan Review/Special Permit for 148 North Avenue by reading the add posted in the Milford Daily News.

See attached sheet of abutters attending the meeting.

Jesse Johnson, P.E. from Bohler Engineering presented the plans for the solar car ports to be installed at 148 North Avenue.

The following residents asking questions were:

Dan Gardner, 147 North Ave.  
Ann Myer, 66 Pleasant St.  
Bill Annessi, 136 North Ave.  
Jay Byer, 2 Barrows Rd.  
Jane Lowell, 40 Millville St.  
Donna Annessi, 136 North Ave.  
Ann Mazar, 50 Pleasant St.  
Carolyn Barthel, 50 Asylum St.  
Rand Barthel, 50 Asylum St.  
Constance Beal, 139 North Ave

Barry makes motion to continue the Public Hearing to Monday, September 28, 2015 at 8:10PM; Jim seconds, all approved.

Brian Mazar attends meeting to discuss with the board that NEFC is interested in purchasing land at 35 Cape Road to build two soccer fields with grave parking for 180 parking spaces.

The board recommended he contact Board of Health and the ZBA to get all their information needed before submitting for a Site Plan Review public hearing.

Fred Lapham presented an 81P for 16 Butler Road, L4.

Jim makes the motion to approve the 81P for 16 Butler Rd., L4; John seconds, all approved.

After much discussion with Fred Lapham about the lot release request on Aldrich Rd, John makes the motion to approve the release of Lots 55, 56, 57, 58, 59 and 60 on Aldrich Rd; Jim seconds, all approved.

The board reviewed two letters sent by Howard Phipps concerning removal of trees on two properties. Howard inspected the trees and felt they needed to be taken down.

He sent the letters in case they needed to have a public hearing as they were on scenic roads. Board felt there was no need for a public hearing.

John makes motion to close the meeting at 9:20PM; Barry seconded, all approved.

Respectfully submitted:

Gail L. Wellman

Administrative Assistant