

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**  
**NOVEMBER 23, 2015**

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

Bill opens the meeting at 7:10PM.

James makes motion to approve the Minutes of Meeting for November 9, 2015; John seconds, all approved.

Elliott Paturgo submits an 81P for 36 and 46-1 Providence Street.

John makes motion to approve the 81P for 36 and 46-1 Providence Street; James seconds, all approved.

7:30PM Bill opens the continuation of the Public Hearing for 21 Cape Road.

Peter Lavoie from Guerriere & Halnon goes over with the board the report Jeff Walsh wrote.

Jeff informed the board that everything was done as noted in his report dated November 23, 2015.

Kevin Rudden of 46 Cape Road asked about the lighting that was going to be on the building.

James makes the motion to continue the Public Hearing for 21 Cape Road to Monday, December 14, 2015 at 7:30PM; Barry seconds, all approved.

8:00PM Bill opens the Site Plan Review Public Hearing for 35 Cape Road by reading the add posted the Milford Daily News.

Rich Riccio from Field Engineering Co. presents plans showing what the soccer fields will look like.

See attached list of attending residents.

The following residents that asked questions are:

Ted Wood, 19 Edward Road  
Gerald Bullock, 9 Edward Road  
Bruce Howe, 5 Joseph Road  
Rich Schofield, 135 Blackstone Street  
Kevin Rudden, 46 Cape Road  
Leonard Bond, 13 Edward Road  
Skip Wiganowske, 7 Edward Road  
Eric Hodge, 3 Bates Street  
Diane Howerll, 13 Edward Road  
Barry Lewinski, 17 Edward Road  
Jane Lowell, 140 Millville Street  
Kathy Schofield, 135 Blackstone Street

There were a lot of questions and answers about the fields.

Damon makes a motion to close the Public Hearing for 35 Cape Road; John seconds, all approved.

James makes a motion to approve the Site Plan Review for 35 Cape Road, Damon seconds, all approved.

Board sets January 11<sup>th</sup> and January 25<sup>th</sup> meeting dates.

8:55PM Bill opens the continuation of the Public Hearing for the Modification to the Definitive Plans for Sylvan Springs.

Jeff goes over his report that all items have been met but felt that Items #5, 10, 15 and 18 should be part of the conditions of approval of the modification.

Fred Lapham will submit the new drawings with the name Miscoe Springs on the Definitive Plans as the name has been changed from Sylvan Springs to Miscoe Springs development.

James makes a motion to approve the Modification to the Definitive Plans for Sylvan Springs with the following conditions of #5, 10, 15 and 18 as stated in Jeff Walsh's review letter and note that the application is a modification to the actual subdivision plans; Barry seconds, all approved, Damon abstains.

Barry makes a motion to close the Public Hearing; James seconds, all approved, Damon abstains.

Barry makes a motion to close the meeting at 9:00PM; James seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant