

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**  
**MAY 11, 2015**

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

Bill opens the meeting at 7:00PM.

Barry makes motion to approve the Minutes of April 27, 2015 as written; John seconds, all approved.

Pat and Jim Ghelli attends meeting asking the board what can be done to make sure certain trees abutting their property will not be cut down. The board will ask Jeff to make arrangements to meet with Blue Wave to discuss the tree issue.

Michael DellaGala from DG Engineering Partners LLC and Jay Bayer attend meeting to discuss the solar panels that will be installed on the roofs of 5 parking shelters located at 146 North Avenue, the Miscoe Hill Elementary School. They will need to submit a Site Plan Review application.

John makes motion to set the Public Hearing for the Site Plan Review for 146 North Avenue on Monday, June 22, 2015 at 8:00PM; Jim seconds, all approved.

Michael DellaGala needs to submit the paperwork to Gail as soon as possible.

7:30PM Bill opens the continuation of the Site Plan Review Public Hearing for 101 Blackstone Street. The board received an e-mail requesting a continuation of the public hearing to Monday, June 8, 2015 at 7:30PM.

Barry makes motion to continue the Site Plan Review Public Hearing for 101 Blackstone Street to Monday, June 8, 2015 at 7:30PM; John seconds, all approved.

Ian Davies owner of Royal Fireside located at 149 Uxbridge Road presents a plan to the board for adding a building to the back of the property. The board did not feel it is adequate and told him to get an engineer's plan showing the addition. Also he needs to apply for a Site Plan Review Public Hearing because the addition is going to be over 500 square feet. Ian needs to submit the Site Plan application as soon as possible.

Mary Irons from 91A Providence Street attends meeting just to ask about clearing dirt and boulders from her property. Board gave response as to what she should do on clearing the site.

John makes motion to set a Site Plan Review Public Hearing date for 149 Uxbridge Road for Monday, June 22, 2015 at 8:30PM; Barry seconds, all approved.

Ann Mazar had some questions about 34 George Street and an issue with open space on that property.

8:00PM Bill opens the Public Hearing for the Zoning By-laws by reading the posted article in the Milford Daily News.

Pat Dougherty from the Zoning By-law committee reviews the amendments that needed to be made to the following by-laws.

3.04 Open Space Communities By-law.

Damon makes motion to approve the amendments as made to the 3.04 Open Space Communities By-Law; Jim seconds, all approved.

5.01 Adult Entertainment Overlay District

Pat reviews the changes that were suggested by Town Counsel.

Barry makes motion to approve 5.01 Adult Entertainment Overlay District as amended; John seconds, all approved.

6.02 Solar Photovoltaic Facilities By-law.

The Solar Photovoltaic Facilities By-law will be deleted in its entirety from Section 5.04 and replaced under Article VI, Section 6.02.

Jim makes motion to continue the Zoning By-laws Public Hearing to Monday, June 8, 2015 at 8:00PM which will run concurrent with the new Zoning By-law Public Hearing scheduled for a minor addition to the 3.01 Table of Uses; John seconds, all approved.

Barry makes motion to close the meeting at 9:46PM; John seconds, all approved.

Respectfully submitted:  
Gail L. Wellman  
Administrative Assistant

