

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
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Mendon, Massachusetts 01756
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MINUTES OF MEETING
MARCH 14, 2016

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

Absent: Bill Ambrosino

Damon opens the meeting at 7:11PM.

John makes motion to accept the Minutes of Meeting for 2-22-16 as written; Barry seconds, all approved.

7:15PM Damon opens the continuation of the Public Hearing for 128 Providence Street.

In attendance is Thomas Reidy from Bacon Wilson, P.C./Attorneys at Law; Evan Turner, Lexi Barlow and Jon Mancini of Blue Wave and Adam Christy of Meridian Associates.

George Rouse of 1 Swandale Drive submits material pertaining to solar panels and informs the board that he will be recording the meeting.

Brandon Moss, Attorney for the town makes a statement about solar arrays to the attending audience.

The following residents asked questions:

Cheryl Landry – 1 Swandale Drive
Doug Masters – 7 Swandale Drive
Tammy Hodgins – 16 King Phillip Path
Heather Allcock – 20 Haywood Circle
Jane Lowell – 40 Millville St
John Hodgins – 16 King Phillip Path
Christina Coles – 18 Cemetery St

Damon asked Ernie Horn, Police/Fire Chief if he had any concerns about the project. He did not.

Board reviews the waiver request list that was submitted with Jeff Walsh our town engineer.

See attached waiver list:

Waiver #:

1. Barry makes motion to have the scale of plan from 1-20' to 1-50'; John seconds, all approved Section 4.02(h)(i)
2. John makes motion to approve #2 Traffic Flow, Section 4.02(h)(i)(8); Jim seconds, all approved.
3. Barry makes motion to approve #3 Proposed Signage, Section 4.02(h)(i)(10) ; John seconds, all approved.
4. Barry makes motion to approve #4 Proposed Signage, Section 6.02(g)(i)(8); John seconds, all approved.
5. John makes motion to approve #5, Provide elevations at a quarter scale for all proposed structure, Section 4.02(h)(ii); Jim seconds, all approved.
6. Barry makes motion to approve #6 Provide isometric line drawing (projection) at the same scale of the site plan; Section 4.02(h)(iii); Jim seconds, all approved.
7. Barry makes motion to approve #7 Electric, telephone, and utility lines shall be underground where physically and environmentally feasible; Section 4.02(j)(iii); Jim seconds, all approved.

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

Jim makes motion to approve the Site Plan Review for 128 Providence Street, John seconds, all approved.

Jim makes motion to approve the Special Permit for 128 Providence Street; Barry seconds, all approved.

Miraj Ahmed appears before the board asking what the next step is to get Cobbler's Knoll street acceptance. Jeff Walsh will do a final report once all issues have been taken care of.

Board reviews bond release letter from F & D Afonso concerning Pond Meadow Estates Subdivision.

A letter is to be sent to Mr. Afonso concerning the cleanup of the property existing from the barn fire and no lots will be release until the cleanup is done.

Board reviews the Citizen's Petition for proposed amendment to Section 3.01 Table A and Amend Article VI, section 6.02 "Solar Photovoltaic Facilities" (g)(i)(6). It was stated that it would be given to the Zoning By-Law Committee.

Mary Irons of 91A Providence St. appeared before the board to ask if the acceptance plan was received from Byron Andrews Engineering. Mary was told that we have not as yet

received the plan. She will get in touch with them. As soon as planning board receives plan we will let the BOS know so road acceptance can go on the warrant.

Jeff Walsh goes over the Modification to Definitive Plans Construction Review letter for Miscoe Springs Subdivision dated March 9, 2016 with regards to Item 2 and 3 of the review letter. He will address these two issues with Fred Lapham of Shea Engineering.

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

Respectfully submitted:
Gail L. Wellman
Administrative Assistant