

William Ambrosino, Chairman  
Damon Tinio, Vice Chairman



Barry Iadarola  
John Vandersluis  
James Quirk

**TOWN OF MENDON**  
**PLANNING BOARD**  
**Mendon Town Hall**  
**18 Main Street**  
**Mendon, Massachusetts 01756**  
**Telephone: (508) 473-2679 Fax: (508) 634-2909**

**MINUTES OF MEETING**  
**NOVEMBER 8, 2021**

Present: John Vandersluis, Barry Iadarola, Damon Tinio, Jack Hunter

Absent: Bill Ambrosino, James Quirk

Mr. Tinio opens the meeting at 7:00PM.

Mr. Tinio opens the Public Hearing for the Zoning By-law 5.05 Age Restricted Overlay District (AROD) by reading the add posted in the Milford Daily News.

Mr. Hunter gives a presentation of the by-law to the board. The board had previously approved the by-law but it did not pass at the Town Meeting.

Mr. Hunter explained that the Select Board felt it was a good idea to get a mixed use for the development of the property. Having an over 55 housing would not only bring revenue from the sale of the property but also bring in more revenue from the commercial development.

Kathy Schofield attended the meeting and asked if they were considering having any affordable units. It was stated that there would not be any affordable units.

Mr. Vandersluis makes motion to close the public hearing; Mr. Iadarola seconds, it was approved unanimously.

Mr. Vandersluis makes motion, seconded by Mr. Iadarola to send the Select Board their recommendation to approve Article 14 for the Town Meeting.

Mr. Hunter informed the board that he will be writing the letter to the Select Board.

The board members signed the written Decision for 29 Hartford Ave West. The Decision will be given to the Town Clerk for the 20-day appeal period.

Mr. Vandersluis motioned to close the meeting; Mr. Iadarola seconds, all approved.

Respectfully submitted:  
Gail L Wellman  
Administrative Assistant