

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 22, 2021

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

Absent: James Quirk, Bill Ambrosino

Mr. Tinio opens the meeting at 7:06PM.

Mr. Tinio informs board that Muddy Brook Estates sent a request to be continued to the next meeting of December 13, 2021.

Mr. Vandersluis makes motion to continue the Public Hearing for Muddy Brook Estates to Monday, December 13, 2021, Mr. Iadarola, second, it was approved unanimously.

Mr. Tinio states that the Site Plan Review Public Hearing for 35 Cape Road is to be closed.

Mr. Vandersluis makes motion to close the Public Hearing for 35 Cape Road, Mr. Iadarola, seconds, it was approved unanimously.

Mr. Tinio informs board that the applicant for 5 Morrison Drive requested to continue the Site Plan Review/Special Permit to Monday, December 13, 2021.

Mr. Iadarola makes motion to continue the Site Plan/Special Permit for 5 Morrison Drive to Monday, December 13, 2021; Mr. Vandersluis second, it was approved unanimously.

Connor Downey from Blue Water Group attends meeting to have a discussion on putting a potential warehouse at 23 Cape Road. It will be a 231,000 sf building. They are working with the Water Department on getting town water through Hopedale. They are situated in the Highway Business district. The lot consists of 20 acres. Board suggested they get in touch with the Fire Chief for any issues he may have with the site.

The following residents had a few questions:

Bruce Howe, 5 Joseph Road
Larry Coletta, 12 Edward Road
Eric Hodge, 3 Bates St.

See attached list of remote viewers.

Mr. Hodge asked if 35 Cape Rd Site Plan Review was approved. It was stated that the Site Plan Review Public Hearing was closed but not yet approved. The board has 90 days for their decision.

Mr. Iadarola makes motion to approve the Minutes of Meeting for November 8, 2021 as written, Mr. Vandersluis seconds, they were approved unanimously.

Mr. Vandersluis makes motion to close the meeting; Mr. Iadarola seconds, approved unanimously.

Respectfully submitted:
Gail L Wellman
Administrative Assistant