

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
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
FEBRUARY 14, 2022

Present: Barry Iadarola, John Vandersluis, Damon Tinio, Jeff Walsh, Jack Hunter (virtual)

Absent: James Quirk, Bill Ambrosino

Mr. Tinio opens the meeting at 7:05PM.

Mr. Vandersluis makes motion to approve the Minutes of Meeting for January 10, 2022; Mr. Iadarola seconds, all approved.

Mr. Tinio opens the continuation of Public Hearing for Muddy Brook Estates.

Mr. Walsh brings the planning board up to current plans that he received.

Mr. Poxon explains the changes that were made to the plans in response to Mr. Walsh's review letter.

Mr. Hunter feels that there should be a legal agreement drawn up so that the town has access to the property until the land is conveyed to the town.

Mr. Walsh reviews the five waiver requests.

1. Waiver 3.3.3.17 – Tree Inventory
2. Waiver 3.3.2.21 – Cross Sections
3. Waiver 3.3.4 – Soil Survey & Percolation Tests
4. Waiver 5.2.1.1 – Minimum width
5. Waiver 5.2.1.1 – One sidewalk

Waiver Section 3.3.3.17 – Tree Inventory

Mr. Vandersluis makes motion to waive the tree inventory; Mr. Iadarola seconds, all approved.

Waiver Section 3.3.2.21 – Cross Sections

Mr. Vandersluis makes motion to waive the Cross Sections; Mr. Iadarola seconds, all approved.

Waiver Section 3.3.4 – Soil Survey & Percolation Tests

Mr. Vandersluis makes motion to waive the Soil Survey & Percolation Tests, Mr. Iadarola seconds, all approved.

Waiver Section 5.2.1.1 – Minimum Widths

Mr. Vandersluis makes motion to waive Minimum Widths to allow 24' traveled way in lieu of 28'; Mr. Iadarola seconds, all approved.

Waiver Section 5.2.1.1 – Sidewalks

Mr. Vandersluis makes motion to waive Sidewalks to allow one sidewalk in lieu of two; Mr. Iadarola seconds, all approved.

Anne Mazar questions Mr. Poxon about the tree inventory waiver.

Mr. Vandersluis makes motion to close the Public Hearing for Muddy Brook Estates; Mr. Iadarola seconds, all approved.

Mr. Vandersluis makes motion to approve the Muddy Brook Estates subdivision; Mr. Iadarola seconds, all approved.

Mr. Hunter will write a draft decision and forward to the board for approval.

Mr. Tinio opens the Public Hearing for a Home/Business Occupation Special Permit for 14 Massasoit Way owned by Julie Kraus. Ms. Kraus would like to have a dog grooming business with 2-4 dogs per day at 4 days a week.

Abutters from 11, 12 and 15 Massasoit Way questioned about traffic and where customers would park their vehicles.

The board felt that Ms. Kraus should get in contact with the board of Health to make sure the septic system would be feasible for the business.

Mr. Vandersluis makes motion to approve the Special Permit on contingency that the BOH approves the septic. Ms. Kraus to contact the BOH.

Mr. Tinio opens the Public Hearing for a Home/Business Occupation Special Permit for 200 Providence St. owned by Wendy Burbidge. Ms. Burbidge would like to have a massage, aesthetician and polarity therapist business. It will be by appointment only, and a couple of days a week.

Mr. Iadarola makes motion to approve the Home/Business Occupation Special Permit for 200 Providence St; Mr. Vandersluis seconds, all approved.

Mr. Iadarola makes motion to close the meeting at 8:05PM; Mr. Vandersluis seconds, all approved.

Respectfully submitted:
Gail L Wellman
Administrative Assistant