

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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MINUTES OF MEETING
JUNE 13, 2022

Present: William Ambrosino, James Quirk, John Vandersluis, Barry Iadarola,
Jack Hunter (virtual), Damon Tinio (virtual)

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

Mr. Vandersluis makes motion to approve the Minutes of Meeting for May 23, 2022 with one correction of a 20,000-gallon tank, not 20-gallon tank; Mr. Quirk seconds, all approved.

Mr. Ambrosino states that the Decision for 147, 149 and 163 Hartford Avenue East needed a correction by adding "Prepared by Guerriere & Halnon Inc, dated June 13, 2011 and revised through December 19, 2011" to the decision.

Mr. Vandersluis makes motion to approve the correction to the Decision; Mr. Quirk seconds, all approved.

Mr. Ambrosino asks for a moment of silence in honor of Mr. Dennis Tetreault. The board to send a condolence to the family from the Planning Board.

An 81P was presented by Mr. John Nenart for 7 Miscoe Rd and 134 North Avenue.

Mr. Quirk makes motion to endorse the 81P for 7 Miscoe Rd and 134 North Ave, Mr. Vandersluis seconds, all approved. Mr. Tinio abstains.

An 81P was presented by Mr. Nenart for 35-37 Hastings St.

Mr. Iadarola makes motion to endorse the 81P for 35-37 Hastings St., Mr. Vandersluis seconds, all approved.

Mr. Ambrosino opens the continuation of the Public Hearing for a Site Plan Review/Special Permit for 35-37 Hastings St.

Mr. Jack Hunter presents a Peer Review List for the project and explains to the board the Peer Review was needed for traffic, environmental, fiscal, legal and civil. Mr. Nenart was in agreement of the list.

It was noted that the Legal Peer Review special council is for this project only.

Mr. Nenart reviews what is going to be built for the project. There were many questions and answers about the drainage on the property.

There also was much discussion on the 27 housing units on the back of the property. It was suggested that maybe they could build less units. Also was questioned if there would be any affordable units. Mr. Nenart was agreeable to meet with anyone to discuss the issues and recommendations they may have.

There is no more information to discuss until the Peer Reviews have been completed and submitted to the Planning Board.

The following questioned Mr. Nenart about the project.

Tim Donahue – 22 Washington St.
Kathy Schofield – 135 Blackstone St.
Michael Goddard – 32 Wood Drive
Brendan Chenelle – 16 Washington St
Jason Kraus – 17 Washinton St
Kathy Hackenson – 25 Washington St

Mr. Ambrosino stated that the ZBA would be the one to approve a Variance for the 55 and over housing units and that the Planning Board would approve the Special Permit.

After much discussion Mr. Nenart requests a continuation of Public Hearing to the next meeting date of July 25, 2022. If there is Peer Reviews received by that date Mr. Nenart will request another continuation of hearing.

Mr. Iadarola makes motion to continue the Public Hearing to Monday, July 25, 2022;
Mr. Vandersluis seconds, all approved.

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

Respectfully submitted:
Gail Wellman
Administrative Assistant