

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
AUGUST 22, 2022

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

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

An e-mail was sent requesting to continue the Public Hearing for 35-37 Hastings St to the next meeting. No Peer Reviews have been submitted yet to the Board.

Mr. Vandersluis made the motion to continue the public hearing for 35-37 Hastings St to Monday, September 12, 2022 at 7:00PM; Mr. Quirk seconds, all approved.

Mr. Iadarola makes motion to approve the Minutes of Meeting for July 11, 2022 as amended; Mr. Quirk seconds, all approved.

An 81P was submitted for 23 Cape Road by Bluewater Property. Mr. Gregg Burnett from Bluewater Property discussed with the Board the plans that were submitted. Ms. Kelly-Jorda Price spoke with the Board that the plans met all the requirements for the approved subdivision. It was stated that it is a private road.

After much discussion Mr. Iadarola makes the motion to approve the 81P for 23 Cape Road; Mr. Vandersluis seconds, all approved.

An 81P was presented by Mr. Chad Labastie for 5 & 15 Thornton St.

Mr. Vandersluis makes motion to approve the 81P for 5 & 15 Thornton St; Mr. Quirk seconds, all approved.

Atty. Ernie Horn submits an 81P for 101 Blackstone St. owned by Andrew Fiske. A variance was approved by the ZBA on an easement for the driveway.

Mr. Iadarola makes the motion to approve the 81P for 101 Blackstone St.; Mr. Quirk seconds; all approved. Mr. Tinio abstains.

Mr. Bob Poxon from Guerriere & Halnon presents road acceptance plans for Applewood Subdivision. There were still three issues that needed to be handled.

1. Transfer of open space and easement to the town.
2. Marking boundaries.
3. Placing of signage.

Until the issues have been completed the Board felt that the plan submittal should be continued to the September 12th meeting.

Mr. Bob Poxon from Guerriere and Halnon presented Definitive Modification plans for Muddy Brook Estates located on Daniels Road.

Mr. Quirk makes motion to accept the Muddy Brook Estates Modified Definitive Plans with the stipulation that the vernal pool is away from the retention pond; Mr. Vandersluis seconds, all approved.

The Pond Meadow Road acceptance plans was continued to the September 12, 2022 agenda.

Mr. Ambrosino reviewed the letter from Jeff Walsh with the Board concerning recommendation of Brookview Lane as a town road.

Mr. Iadarola makes motion to recommend that the town accept Brookview Lane as a town road; Mr. Vandersluis seconds, all approved.

Mr. Iadarola made motion to close the meeting at 8:00PM; Mr. Quirk seconds, all approved.

Respectfully submitted:
Gail L Wellman
Administrative Assistant