

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

MEETING MINUTES
JANUARY 10, 2022

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

Absent: William Ambrosino

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

Mr. Quirk makes motion to approve the Minutes of Meeting for October 25, 2021 as written; Mr. Iadarola seconds, all approved.

Mr. Iadarola makes motion to approve the Minutes of Meeting for November 22, 2001 as written; Mr. Vandersluis seconds, all approved.

Mr. Tinio opened the continuation of the public hearing for Muddy Brook Estates. An e-mail was sent requesting a continuation to the next meeting on January 24, 2022.

Mr. Quirk made the motion to continue the public hearing to Monday, January 24, 2022; Mr. Vandersluis seconds, all approved.

Mr. Tinio opens the continuation of the public hearing for 5 Morrison Drive. An e-mail was sent requesting a continuation of the public hearing to Monday, March 28, 2022.

Mr. Quirk makes motion to continue the public hearing for 5 Morrison Drive to Monday, March 28, 2022; Mr. Vandersluis seconds, all approved.

An 81P was presented for 5 & 15 Thornton St.

Mr. Vandersluis makes motion to endorse the 81P; Mr. Iadarola seconds, all approved.

An 81P was presented by the owner of 26 Blackstone St.

Mr. Iadarola makes motion to endorse the 81P for 26 Blackstone St.; Mr. Quirk seconds, all approved.

Mr. Hunter presents the board with the written decision for Site Plan Review for 35 Cape Road. Mr. Hunter explained that the Special Permit statute is different from the Site Plan Review decision. It was stated that town council was in agreement with the decision.

Mr. Eric Hodge from 3 Bates St. asked Mr. Hunter to explain what the difference was for the statutes for the two decisions.

Mr. Vandersluis makes motion to approve the written decision for 35 Cape Rd; Mr. Iadarola seconds, all approved.

The board was informed that we needed to set the meeting dates in advance so that we have the meeting room available. Gail to send the board the dates.

The board was informed they needed to appoint someone to the CMRPC. After discussion Mr. Hunter said he would be the appointee.

Mr. Vandersluis makes motion to appoint Mr. Hunter as the planning board representative to CMRPC, Mr. Quirk seconds, all approved.

A Home/Business Occupation Special Permit application was received from Wendy Burbidge of 200 Providence St for a massage therapist, aesthetician & polarity therapist.

After some discussion on weather or not it is an allowable use a public hearing date was approved on the contingency of use. Mr. Hunter was going to check further if it is allowed by Special Permit.

Mr. Vandersluis makes motion to set the Public Hearing for the Special Permit for Home/Business for Monday, February 14, 2022 at 7:00PM; Mr. Iadarola seconds, all approved.

A Home/Business Occupation, Special Permit application was received from Julie Krause of 14 Massassoit Way for dog grooming out of her basement with 2-4 dogs max per day.

After some discussion on weather it is an allowable use, a public hearing date was approved on the contingency of use. Mr. Hunter was going to check further if it is allowed by Special Permit.

Mr. Iadarola makes motion to set the public hearing for the Special Permit for Home/Business for Monday, February 14, 2022 at 7:00PM; Mr. Quirk seconds, all approved.

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

Respectfully submitted;
Gail L Wellman
Administrative Assistant