

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 28, 2022

Present: James Quirk, Bill Ambrosino, John Vandersluis, Barry Iadarola, Jack Hunter

Absent: Damon Tinio

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

Mr. Vandersluis makes motion to approve the Minutes of October 24, 2022 as written; Mr. Quirk seconds, all approved.

Mr. Fred Lapham from Shea Engineering presents an 81P plan for 27 Pleasant St. Mr. Vandersluis makes motion to endorse the 81P Plan for 27 Pleasant St., Mr. Quirk seconds, all approved.

Mr. Fred Lapham presents an 81P plan for 101 North Avenue. Mr. Quirk makes motion to endorse the 81P plan for 101 North Avenue, Mr. Iadarola seconds, all approve, Mr. Vandersluis abstains.

Mr. Ambrosino opens the continuation of the Public Hearing for 35-37 Hastings St. The applicant sent an e-mail requesting a continuation of the public hearing to the next meeting date.

Mr. Iadarola makes motion to continue the Public Hearing to Monday, January 9, 2023 at 7:00PM, Mr. Quirk seconds, all approved.

Mr. Jack Hunter informed the board that they are still waiting on 3 reviews that have not yet been received.

Mr. Ambrosino opens the continuation of Public Hearing for Mendon Extractor and Phoenix Remedies at 47 Milford Street.

It was stated that there is a sign violation at the property. According to the Cannabis by-laws that they can't have a free-standing sign. There was also an issue with the lighting plan. It was stated that they would be putting shields over the lights.

There was discussion of odor concerns. Review letter from Tech Environmental concerning odor and they will comply with the order control. See Review letter attached.

Mr. Vandersluis makes motion to approve the Special Permits for Mendon Extractor and Phoenix Remedies located at 47 Milford Street, Mr. Iadarola seconds, all approved.

Mr. Iadarola makes motion to close the Special Permit public hearings for Mendon Extractor and Phoenix Remedies, Mr. Quirk seconds, all approved.

Mr. Ambrosino opens the Site Plan Review Public Hearing for 23 Cape Road by reading the add posted in the Milford Daily News.

Mr. Connor Downey from Bluewater Property Group gives a presentation on the land and building.

Also giving presentations were:

Kevin Demers – Engineering
Justin Bruce – Architect
Ben Miller Ostergaard Acoustic Associates
Shaun Kelley – Traffic Study

The following link to review all the supporting documents:

<https://www.dropbox.com/sh/s9mf761dyuzal64/AAC0SCmkd37SbqMuao1BA5p2a?dl=0>

Mr. Hunter is requesting a detailed set of landscaping plans.

Fire Chief William Kessler questioned the use of the current water supply.

The following residents asked questions:

Marion – 13 Talbott Farm Dr
Andy Chu – 22 Talbott Farm Dr
Eric Hodge – 3 Bates St

Diane Howell – 13 Edward Rd
Justin Brooke – 6 Joseph Rd
Fletcher Monts - 14 Pudding Stone Lane

After much discussion it was stated that there should be a continuation of the Public Hearing.

Mr. Iadarola makes motion to continue the Site Plan/Special Permit for 23 Cape Road to Monday, January 9, 2023 at 7:00PM, Mr. Vandersluis seconds, all approved.

Mr. Ambrosino opens the Site Plan Review for 147 Hartford Avenue East by reading the publication posted in the Milford Daily News.

Mr. Poxon reminded the board that the Special Permit was approved in 2011.

Mr. Poxon presents the changes that were made from the original plans of the property. The septic system was approved to be put in the residential piece of the property.

They have not received the traffic study that was requested and Graves Engineering Review letter was not ready as of the meeting.

MDM is reviewing what impact the traffic will have at this property.

Mr. Quirk makes motion to continue the Site Plan Review to Monday, January 9, 2023 at 7:00PM, Mr. Iadarola seconds, all approved.

Mr. Poxon presents a letter to release the bond for Applewood Estates. Mr. Iadarola makes motion to approve the full release of funds \$245,000, Mr. Vandersluis seconds, all approved.

Mr. Poxon submits a letter for release of funds for North Pond Estates. Mr. Iadarola makes motion to release \$501,000 of the bond leaving a balance of \$75,000 until the road is accepted by the town, Mr. Vandersluis seconds, all approved.

Mr. Iadarola makes motion to close the meeting at 9:30PM, Mr. Vandersluis seconds, all approved.

Respectfully submitted:
Gail L Wellman
Administrative Assistant

