

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
Jay Krauss

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
18 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679

MINUTES OF MEETING
JUNE 20, 2023

Present: Damon Tinio, John Vandersluis, Barry Iadarola, Jay Krauss, Jack Hunter, Dylan Lindholm, William Ambrosino (virtual)

Mr. Tinio opens the meeting at 6:00PM.

Mr. Vandersluis makes motion to approve the Minutes of Meeting for May 15, 2023 and June 5, 2023 as written; Mr. Iadarola seconds all approved.

Mr. Tinio opens the Continuation of the Public Hearing for 23 Cape Road.

Mr. Hunter gives a short presentation on all items that were completed and submitted.

Mr. Tinio asks about the 10% versus 25% on the traffic study. MDM Engineer was agreeable to the 20% that was finally presented.

Mr. Hunter informed board and residents that all conditions were listed in the final decision. Mr. Connor Downey from Blue Water gives his final review on the project.

The following residents voiced questions:

Marie Fachner – 14 Edward Road
Christine Buchhold – 14 Talbott Farm Drive
AJ Charbonneau – 14 Talbott Farm Drive
Eric Hodge – 3 Bates Street

Mr. Vandersluis makes motion to close the Public Hearing for 23 Cape Road, Mr. Iadarola seconds, all approved. Mr. Krauss abstains.

Mr. Vandersluis makes motion to approve the Site Plan/Special Permit for 23 Cape Road; Mr. Iadarola seconds, all approved. Mr. Krauss abstains.

Mr. Tinio opens the continuation of the Public Hearing for 147 Hartford Avenue East. Mr. Hunter informed the board he was still waiting for the Traffic Control report.

Derek Kurze of 153 Hartford Avenue East questioned where the dumpsters and propane tanks would be installed in conjunction with his address.

Mr. Jeff Walsh still has 5 to 6 questions on plans. The engineer needs to provide a new set of revised plans.

Mr. Vandersluis makes motion to continue the Public Hearing to Monday, July 17, 2023 at 6:00PM; Mr. Iadarola seconds, all approved.

Mr. Tinio opens the continuation of Public Hearing for 55 Cape Road. Mr. Walsh has not had chance to complete his report.

Mr. Vandersluis makes motion to continue the Public Hearing for 55 Cape Rd to Monday, July 17, 2023 at 6:00PM; Mr. Iadarola seconds, all approved,

Ms. Kendra Santamajio submits a Site Plan/Special Permit for 1 Uxbridge Road. It is a change of use from an Insurance Company to a dentist.

Mr. Iadarola makes motion to set the Public Hearing date for Site Plan/Special Permit for 1 Uxbridge Road to Monday, July 17, 2023; Mr. Vandersluis seconds, all approved.

Atty. Christopher Ryan attends meeting to present a rendering of a sign for the marijuana business at 103 Uxbridge Rd. Mr. Ambrosino informs attorney that it is illegal to have a free -standing sign for a marijuana business per the government rules.

Attorney stated he will file for a building permit and will apply for a ZBA variance if he told that is the next step. He was only at meeting to show the board what the sign would look like because the planning board previously requested to see a rendering of the sign when it was ready.

Mr. Vandersluis makes motion to close the meeting at 6:55PM; Mr. Iadarola seconds, all approved.

Respectfully submitted:
Gail L Wellman
Administrative Assistant

