

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 27, 2018

Present: Bill Ambrosino, James Quirk, Barry Iadarola, John Vandersluis, Jeff Walsh

Absent: Damon Tinio

Bill opens the meeting at 7:00PM.

James makes motion to approve the Minutes of Meeting for July 9m 2018; Barry seconds, all approved.

Fred Lapham from Shea Engineering presents an 81P for L94 Northbridge St.

John makes motion to approve the 81P for L94 Northbridge St; Barry seconds, all approved.

Fred Lapham presents an 81P for L79 Northbridge St..

John makes motion to approve the 81P for L79 Northbridge St; Barry seconds, all approved,

7:15PM Bill opens the continuation of the Site Plan Review Public Hearing for 47 Milford St. Jeff Walsh presented update review of plans and explained that everything was satisfactory.

James makes motion to approve the Site Plan review for 47 Milford St; John seconds, all approved.

John makes motion to close the Public Hearing for 47 Milford St; James seconds, all approved.

The board received a letter from GBI asking for a refund from the \$2,000 submitted at the Site Plan Review that was not needed.

John makes motion to release the money from the revolving account for \$1,275.50; James seconds, all approved.

7:30PM Bill open the Site Plan Review Public Hearing for 35 Cape Road by reading the add published in the Milford Daily News.

See Sign-In Sheet for attending abutters.

Jon Mancini, Jackie Firsty and Rich Riccio from Blue Wave attended the meeting.

Jon presented the plans to the board and the abutters. Rich Riccio explains the details on what is being built.

The following abutters asked questions:

Emilio Perez, 44 Cape Rd  
Skip Wiganowskie, 7 Edward Rd  
Gerald Bullock, 9 Edward Rd  
Bob Burke, 7 Bates St  
Leonard Bond, 13 Edward Rd  
Eric Hodge, 3 Bates St

Jeff Walsh had reviewed the latest plans and there were only minor issues that were revised and stated that all was in order.

Board then discusses the waivers that were requested.

Waiver #1 – 4.02(h)(i) Scale of plan 1”+20”.  
James makes the motion to approve Waiver #1; Barry seconds, all approved.

Waiver #2 4.02(h)(ii) Provide elevations at a quarter scale for all proposed structures.  
James makes the motion to approve Waiver #2; Barry seconds, all approved.

Waiver #3 – 4.02(h)(iii) Provide isometric line drawing (projection) at the same scale of the site plan.  
Barry makes the motion to approve Waiver #3; James seconds, all approved.

Waiver #4 – 4.02(j)(iii) Electric, telephone, and utility lines shall be underground where physically and environmentally feasible.  
James makes the motion to approve Waiver #4; Barry seconds, all approved.

Waiver #5 – 6.02(G)(i)(iii) All ground-mounted SPF’s, including any accessory building and structures, shall have minimum front, side, and rear yard setbacks of at least fifty (50) feet.  
Barry makes motion to approve Waiver #5; James seconds, all approved.

Barry makes motion to approve the Site Plan Review for 35 Cape Road, James seconds, all approved.

Rich Riccio is to write the decision for the board's approval.

James makes the motion to close the Site Plan Review Public Hearing; John seconds, all approved.