

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
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Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
NOVEMBER 19, 2018

Present: Bill Ambrosino, Barry Iadarola, Jeff Walsh, Damon Tinio

Absent: John Vandersluis, James Quirk

Bill opens the meeting at 7:00PM.

Bill steps down and approves the Minutes of Meeting for October 22, 2018 as written.

Board signs the 35 Cape Road Decision.

Bill reads letter from Anthony Muccini asking for the release of bond money.

Damon makes motion to approve the release bond amount of \$13,045 for the Deer Hill subdivision; Barry seconds, all approved,

Board discusses the bond for Nipmuc Estates, Willowbrook Lane. Jeff informed the board the Mike Salvador did put the sidewalk in last week. Jeff did a review of what it would cost to complete the project and was estimated at \$73,000. There is \$90,000 left in the bond.

Mike will be asked to attend the next meeting on December 10, 2018 to inform the board when he will complete the subdivision.

Bob Poxon submitted Definitive Plans called Applewood to have a public hearing.

Damon makes a motion to set the public hearing for Applewood on Monday, December 10, 2018 at 7:15PM; Barry seconds, all approved.

7:15PM Bill opens the Public Hearing for the subdivision called Birch Alley Acres by reading the add posted in the Milford Daily News.

Richard Mango from Andrews Engineering presented the plans for the 4-lot subdivision.

See attached sign in sheet.

Board discusses the Review Letter from Jeff Walsh of Graves Engineering. Jeff is satisfied that all items have been addressed. Board also reviews the 10 original waiver requests.

The following abutters asked questions:

George Bonderenکو – 17 Washington St
Margaret Bonderenکو – 17 Washington St
Martha Murph7 – 7 Washington St
Helen Vartebedian – 10 Washington St
Don Eidens – 4 Cheryl Ln, Billerica

Damon makes motion to close the public hearing; Barry seconds, all approved.

7:50PM Bill open the public hearing for the Marijuana By-law by reading the add posted in the Milford Daily News.

Bill goes over the by-law as submitted. Noted that the Table of Use needs to be updated.

See attached sign in sheet for attendees.

Jay Byer – 2 Barrows Road
Tom Merolli – 52 Millville St
Lisa Lepore – 2 Barrows Rd
Francis Astephen – 2 Crestview Dr

There was much discussion on the by-law.

Damon makes motion to approve the by-law with corrections; Barry seconds, all approved.

Damon makes motion to approve the Birch Alley Acres Subdivision as submitted with the updated plans; Barry seconds, all approved.

Paul Larson of 63 Milford St presents an 81P to add a parcel to the original parcel he owns.

Barry makes motion to approve the 81P for 63 Milford St; Damon seconds, all approved.

Harry O'Hannesian attends the meeting to discuss a possible friendly 40B at 147 Hartford Avenue East. There would be 6 buildings in total with 16 units. Two units would be triple and 4 would be double units.

He has to go to the ZBA for the 40B, but present his plans to the planning board and have them submit a recommendation to the ZBA.

Barry makes motion to close the meeting; Damon seconds, all approved.

Respectfully submitted:

Gail L Wellman

Administrative Assistant