

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
MAY 13, 2019

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

Absent: Damon Tinio

Bill opens the meeting at 7:00PM.

James makes the motion to approve the Minutes of Meeting for April 22, 2019 as written;
John seconds, all approved.

James makes the motion to approve the Minutes of Meeting for April 29, 2019 as written;
John seconds, all approved.

James makes the motion to approve the Executive Session Minutes of Meeting for May 3,
2019 as written; John seconds, all approved.,

Bill McHenry attends meeting to discuss the Housing Production Plans.

James makes motion to draft a letter supporting the Housing Production Plan as written,
John seconds, all approved.

7:15PM Bill open the Public Hearing Special Permit for 25 Cape Road by reading the add
posted in the Milford Daily News.

Pat Doherty explains the use of the site for a cannabis store.

See sign in sheet for attendees.

The following residents asked questions concerning 25 Cape Rd,

Daniel Capone – 56 Blackstone St
Eric Hodge – 3 Bates St
Derek Kurze – 153 Hartford Avenue East

Bill responds to the report submitted by Jeff Walsh of Graves Engineering. Jeff stated he has no issues with the site.

Barry makes motion to approve the Special Permit for 25 Cape Road with the following three conditions:

- 1 – Sign for building
- 2 – trees to be planted near the soccer field
- 3 – lighting plan to be submitted to building department

John seconds, all approved.

Barry makes motion to close the public hearing for 25 Cape Rd, John seconds, all approved.

Brian Mazar attended to discuss with the board to make a small modification to the original drain calculations for 33 Cape Road for the parking lot.

James makes motion to approve the modification to the original plans for 33 Cape Rd, John seconds, all approved.

James left meeting at 8:00PM.

8:00PM Bill opens the continuation of the Public Hearing for 45-49 Uxbridge Road.

John Nenart explains updates so far for the site. They are requesting a continuation of the public hearing.

Peter Lyman – 66 Uxbridge Rd and Karen Balian of 64 Uxbridge Rd questioned John Nenart about certain issues concerning their properties.

John Makes motion to continue the Public Hearing for 45-49 Uxbridge Road to Monday, June 10, 2019 at 7:15Pm: Barry seconds, all approved.

Atty John Wozniak asked the board about putting a cannabis store in his office building. He was told that he is not in the zone allowed to put a store.

Bob Poxon from Guerriere and Halnon had the board sign the final plans for the Applewood Subdivision that approved by the board.

John from Blue Wave had a discussion with the board about an easement to get to the back of the solar project they are going to install at 35 Cape Road. He was instructed to go the ZBA to get a variance for the easement for the 50' frontage needed.

John makes motion to close the meeting at 9:00PM; Barry seconds, all approved.

Respectfully submitted:
Gail Wellman, Administrative

