

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

OCTOBER 19, 2020

Present: John Vandersluis, James Quirk, Damon Tinio, Bill Ambrosino (conference call)

Absent: Barry Iadarola

Bill opens the meeting at 7:00PM.

James makes motion to approve the Minutes of Meeting for 9/14/20 as written; John seconds, all approved, Bill abstains. Roll call; James, yes; John, yes; Damon, yes.

James makes motion to approve the Minutes of Meeting for 9/28/20 as written; Damon seconds, all approved; John abstains. Roll call; James, yes; Bill, yes; Damon, yes.

Bill reviews the bond reduction request for Cook's Crossing per Jeff Walsh's Review Letter dated October 2, 2020.

James makes motion to release bond for Section 1, Ammidon Road Station 0+00 to Station 8+00 and the Entire Length of Powder House Lane, leaving a balance of \$20,000; John seconds, all approved. Roll call; James, yes; John, yes; Damon, yes; Bill, yes.

James makes motion to release bond for Section 2, Ammidon Road Station 8+00 to Station 12+57 (end) and Puffer Drive Station 0+00 (start) to Station 9+75, leaving a balance of \$49,000; John seconds, all approved. Roll call; James, yes; John, yes; Damon, yes; Bill, yes.

Bill reviews request from Dan Byer to set a public hearing date for corrections to the Mendon Zoning By-laws, Section 1.02 and 4.04.

James makes motion to set the Public Hearing date for Monday, November 9, 2020 at 7:15PM; John seconds, all approved. Roll call; Bill yes; John, yes, James, yes; Damon, yes.

Damon opens the Public Hearing for 3 Waiver requests from Shea Engineering for Miscoe Springs Subdivision, Locust Hill Drive by reading the add published in the Milford Daily News. Section 3.4.1.c (Performance Guarantee); Section 3.4.5 (Release of Lots) and Section 4.18 (Slopes).

After much discussion and presentation by Fred Lapham on request waivers,

Residents attending hearing: 5 Locust Hill, 7 Locust Hill and 8 Locust Hill. See attached sheet for people who called in remotely.

James makes motion to grant waiver request, Section 3.4.5 Release of Lots; for L59, 60, for Locust Hill Drive; John seconds, all approve. Roll call; James, yes; John, yes; Damon, yes; Bill, yes.

James makes motion to approve Waiver 3.4.1.c (Performance Guarantee) for **foundation only** for L 59, 60, 61, 65 and 66 and that no building permits will be issued until completion of road binder; also, no occupancy permits shall be issued until the base coat has been applied, John seconds, all approved. Roll call; James, yes; Damon, yes, John, yes; Bill, yes.

James makes motion to approve building permits can be pulled for L67 and L68 only with the assurance of a performance guaranteed bond put in place; John seconds, all approved. Roll call: James, yes; Damon, yes; John, yes; Bill, yes.

James makes motion to approve waiver request Section 4.18. Slopes after Bill reads comments sent by Jeff Walsh dated 10-19-20 after all the revisions were made on plans; John seconds, all approved. Roll call: James, yes; John, yes; Damon, yes; Bill, yes.

James makes motion to approve the modifications on the Locust Hill Drive plans and access shall be maintained to all released lots per Jeff Walsh's e-mail dated 10-19-20; Damon seconds; all approved. Roll call: James, yes; John, yes; Damon, yes; Bill, yes.

James makes motion to close the Public Hearing; Damon seconds, all approved. Roll call: James, yes; Damon, yes; John, yes; Bill, yes.

8:15PM Damon opens the Site Plan/Special Permit public hearing for 63 Providence St by reading the add published in the Milford Daily News.

Bob Poxon presents plans of the property for a contractor's yard.

After some discussion James makes motion to continue the Special Permit public hearing to Monday, November 9, 2020 at 7:30PM; John seconds, all approved. Roll call; James, yes; Damon, yes; John, yes; Bill, yes.

Bob Poxon submits a Site Plan/Special permit public hearing request for 103 Uxbridge Road.

James makes motion to set the Site Plan/Special Permit public hearing for Monday, November 9, 2020 at 7:45PM; John seconds, all approved. Roll call; James, yes; Damon, yes; Bill, yes.

John makes motion to close the meeting at 8:45PM; James seconds, all approved.

Respectfully submitted;  
Gail L Wellman  
Administrative Assistant