

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

NOVEMBER 23, 2020

Present: Bill Ambrosino, James Quirk, John Vandersluis, Jeff Walsh and Barry Iadarola (virtual)

Absent: Damon Tinio

Bill opens the meeting at 7:15PM.

James makes motion to approve the Minutes of Meeting for November 9, 2020 as written; John seconds, all approved. Roll call: James, yes; John, yes; Bill, yes; Barry, yes.

Board discusses with Jeff Walsh issues that still need to be completed before the town can accept the road.

7:30PM Bill opens the continuation of the Public Hearing for Site Plan/Special Permit for 63 Providence St.

Bob Poxon from Guerriere and Halnon presents the plans for the property.

A waiver was requested for approval for the sign to be 17 feet off the edge of current pavement.

James makes motion to approve the waiver request of sign being 17 feet at edge of current pavement; John Seconds, all approved. John, yes; James, yes; Barry, yes; Bill, yes.

James makes motion to approve # 5, 12, 13, 17 and 18 in report and the waiver; John seconds, all approved. Bill, yes; John, yes; James, yes; Barry, yes.

James makes motion to close the Public Hearing for Site Plan/Special Permit for 63 Providence St; John seconds, all approved. James, yes; John, yes; Barry, yes; Bill, yes.

7:45PM Bill opens the continuation of Public Hearing for Site Plan/Special Permit for 103 Uxbridge Road.

Bob Poxon and Mike Hofsett from Guerriere and Halnon attend meeting to present the plans for the marijuana establishment.

Chris Ryan who represents the owners gives an explanation on what they are going to be running the business. He is also asking for a 6- month extension on the building with a total of 1 year.

Pat Comforti of 4 Thornton St and Suzanne Dec of 6 Thornton St attended the meeting with concerns about blasting.

John makes motion to approve the Special Permit for 103 Uxbridge Rd with the 6-month extension for the building; Barry seconds, all approve with James abstaining. Barry, yes; John, yes; Bill, yes.

John makes motion to close the Public Hearing for Special Permit for 103 Uxbridge Road; Barry seconds. All approved. Barry, yes; John, yes; Bill, yes. James abstains.

Anne Mazar attends virtual with concerns about Pond Meadow Estates with the open space given to the town.

Bob Poxon discussed how to solve the issue.

Jeff Walsh to review proposals on how to rectify the situation.

Anne also discussed concerns about Applewood Subdivision with a right of way issue and easement on L5 which extends to the open space being given to the town.

The subject will be discussed at the next Planning Board meeting on Monday, December 14, 2020.

Fred Lapham and Bruce Wheeler attend the meeting to present the bond for Locust Hill Station 11+50 to 20+00 (Section 6).

James makes motion to approve the bond for Locust Hill Station 11+50 to 20+00 (Section 6); John seconds, all approved. James, yes; Bill, yes; John, yes; Barry, yes.

Board signed the lot release forms for L67 and 68.

Fred Lapham presents an 81P for L79 Northbridge Street.

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

James, yes; John, yes; Barry, yes; Bill, yes.

John makes motion to close the meeting at 9:15; James seconds, all approved.

John, yes; James, yes; Barry, yes; Bill, yes.

Respectfully submitted:
Gail L Wellman
Administrative Assistant