

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
MARCH 8, 2021

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

Bill opens meeting at 7:00PM.

Bill opens the continuation of Public Hearing 35 Cape Road.

Jeff reviews his comments from previous Review Letter. All comments have been addressed by the applicant from his first review letter.

There were still issues concerning the buffer zone questioned by residents that live in the area of the property.

Bill spoke with Town Council and was informed that there is a lot in between resident and 35 Cape Road and buffer zone was still in question.

See attached for residents that spoke and called in virtual.

Brian Nelson appeared for the applicant. He presented a letter from Andrew Rubenstein who was asked by the applicant to render an opinion concerning the buffer zone.

Bill read the letter into the record that is attached.

After much discussion it was noted that more information needed to be acquired.

James makes motion to continue the Public Hearing to Monday, March 22, 2021 at 7:30; John seconds, all approved. Roll call: James, yes; Barry, yes; John, yes; Damon, yes; Bill, yes.

Tim Aicardi presents an 81P for 43 Mowry St. He presented a copy of the variance that was approved by the ZBA.

John makes motion to approve the 81P for L2, 43 Mowry St.; Barry seconds, all approved. Roll call: John, yes; Barry, yes; Bill, yes; Damon, yes; James, yes.

John Nenart presents an 81P for 29 Hartford Avenue West. Separating into 2 lots.

James makes motion to approve the 81P for 29 Hartford Avenue West; John seconds, all approved. Damon abstains. Roll call: John, yes; Barry, yes; James, yes; Bill, yes.

John Nenart discusses having an open space subdivision on the lot that was cut out of 29 Hartford Avenue West. There would be 7 duplexes. The road would be privately owned by the residents. They would have a Homeowner's Association. No plans were submitted for approval.

John Nenart then has an informal discussion on what could be built on the property at 35-37 Hastings Street. No plans have been submitted. Could they have a mixed use.

Board goes over the Minutes of Meeting for February 8, 2021. John makes motion to approve the Minutes for February 8, 2021 as written; Damon, seconds, all approved. Roll call; John, yes; Bill, yes; Barry, yes; Damon, yes. James abstains.

James makes motion to approve the Minutes of Meeting for February 22, 2021 as written; Barry seconds, all approved. Roll call: Barry, yes; John, yes; James, yes; Bill, yes; Damon, yes.

James makes motion to close the meeting at 9:15PM; John, seconds, all approved. Roll call: James, yes; John, yes; Damon, yes; Bill, yes; Barry, yes.

Respectfully submitted:
Gail L Wellman
Administrative Assistant