

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

MAY 24, 2021

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

Bill opens the meeting at 7:10PM.

Bill opens the Public Hearing for the Preliminary Plans for 29 Hartford Avenue West submitted by John Nenart of Rt 85 Realty Corp. by reading the add posted in the Milford Daily News.

John makes his presentation of the plans for the Subdivision called Emma's Court.

The following residents had questions:

John Orlando, 19 Hartford Avenue West

Gloria – Hartford Avenue West

Bob Sweet – Milford Street

Anne Mazar – Pleasant Street

After much discussion the board voted.

James makes motion to approve the Preliminary Subdivision Plans called Emma's Court, John seconds, all approved. Damon abstains. Roll call; John, yes; Barry, yes; Bill, yes; James, yes. It was stated that the Select Board voted to change the name to Brackett Road.

Joseph Sutkowl from Karp Strategies gave a brief presentation of the Local Rapid Recovery Plan with the planning board and members of the EDC.

Jane Lowell from Millville St made a few comments.

Bill opens the continuation of the Site Plan/Special Permit public hearing for 35 Cape Road. The applicant presented updated plans from the previous drawings of the property where the building will be located.

Eric Hodge from 3 Bates Street attended the meeting virtually.

After much discussion the board voted on the Special Permit.

John makes motion to approve the Special Permit for 35 Cape Road; James seconds, all approved. Roll call; John, yes; Barry, yes; Damon, yes; Bill, yes; James, yes.

Barry makes the motion to close the Special Permit portion of the public hearing for 35 Cape Rd, James seconds, all approved. Roll call; Damon, yes; Bill, yes; James, yes; Barry, yes; John, yes.

James makes the motion to continue the Site Plan part of the public hearing for 35 Cape Road to Monday, June 14, 2021 at 7:00PM; Damon seconds, all approved. Roll call; Barry, yes; John, yes; Bill, yes; Damon, yes; James, yes.

The applicant will write the Special Permit decision.

Barry makes the motion to approve the Minutes of Meeting for May 10, 2021 as written; John seconds, all approved. James abstains Roll call; Damon, yes; John, yes; Barry, yes; Bill, yes.

Atty Chris Ryan and Bob Poxin with Guerriere and Halnon discusses the change in the rendering of the building at 103 Uxbridge Road.

Barry makes motion to close the meeting at 9:50PM; James seconds, all approved. Roll call; Barry, yes; Damon, yes; John, yes; Bill; yes.

Respectfully submitted:
Gail L Wellman
Administrative Assistant