

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

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### MINUTES OF MEETING BY TELECONFERENCE AUGUST 10, 2020

Present: Bill Ambrosino, John Vandersluis, James Quirk, Damon Tinio

Absent: Barry Iadarola

Bill opens the virtual meeting at 7:00PM.

A Special Permit application was submitted by Maxime and Rachel Valenca for construction of a single chair hair salon in the basement of 15 Hartford Ave W.

Jim makes the motion to set the Public Hearing for Monday, September 14, 2020 at 7:15PM.

The roll call: John, yes; James, yes; Damon, yes; Bill, yes.

7:15PM Bill opens the Public Hearing for 21-25 Cape Rd by reading the add posted in the Milford Daily News.

John Nenart presents plans for a 4,050sf building in the back of the gas station for a repair shop.

Planning Board to check the rendering on Monday, August 24, 2020 for the Site Plan only.

The following residents attended the virtual meeting:

Karen Lovejoy – 14 Blackstone St  
Bruce Howe – 5 Joseph Rd  
Kathy Schofield – 135 Blackstone St  
Tom – 34 Crestview Drive

Damon makes motion to continue the Site Plan only for 21-25 Cape Rd to Monday, August 24, 2020 at 7:45PM, Jim seconds, all approved.

Roll call: John, yes; Damon, yes; Jim, yes; Bill, yes.

Damon makes motion to approve the Special Permit for 21-25 Cape Rd.

Roll call: Bill, yes; John, yes; Jim, yes; Damon, yes.

8:05PM Bill opens the Public Hearing to amend the Site Plan for 5 Harrington St.

Property is own by Determination Inc.

John Nenart presents the plans showing the amendment. There will be trailers of bulk goods and not a parking truck lot.

John Nenart made all changes that were noted in Graves Engineering review report.

Atty Joe Antonellis attended the meeting.

The following residents voiced their questions:

Karen Lovejoy- 14 Blackstone St  
Mark Reil – 4 Lowell Dr  
Tom Merolli – 52 Millville St  
Atty Joseph Antonellis - Milford  
Mr. Elder – 135 Field Pond Rd, Milford  
Kathy Schofield – 135 Blackstone St  
Don Morin – 36 Crestview Dr  
Bonnie Budd – 8 Harrington St  
Cindy – 32 Crestview Dr  
Paul Larson – 63 Milford St

The following restrictions were mentioned:

No maintenance on site.  
Parking to be by detention centers  
Shields on the lights.  
Front gate to be locked.

Jim makes motion to approve the Amended Site Plan with conditions and 2 changes that need to be completed.

Roll call; Damon, yes; John, yes; Bill, yes; Jim, yes.

Conditions listed: Storm Water Management, rear gates closed, no idling, light dimming, no maintenance on property.

It was stated that the board may have to revisit property if there is an issue.

Fred Lapham requested a slight change to the Site Plan for 10 Locust Hill Dr, L59.

The Board received a Review from Jeff Walsh, Graves Engineering that he had no issues with the minor change.

Damon makes motion to approve the modification for 10 Locust Hill Dr with roll call:

Jim, yes; Bill, yes; Damon, yes.

Jim makes motion to adjourn meeting at 10:30PM; roll call, Damon, yes; Jim, yes; Bill, yes

Respectfully submitted:  
Gail L Wellman  
Administrative Assistant