

**Mendon Planning Commission Supplemental Minutes (Draft)**  
**February 9, 2017**

**Present:** Justin Lindholm, Phil Douglas, Fred Bagley, and Neil Langer.

**Biasuzzi Site Plan Review Amendment Application:** In keeping with the February 6, 2017 draft minutes, members who were available on February 9, 2017 at 9:00 a.m. conducted a site visit at the property at that time. They concluded that modifications to the parking plan would be necessary to comply with Section 414(a)(5), (a)(6) and (d) of the Mendon Zoning Regulations, and recommended the following modifications: Remove the existing ramp and locate one employee parking space in that location; locate a handicap parking space next to the proposed ramp and landing area; locate two additional head-in spaces immediately adjacent to the handicap space; and, locate an employee parking space and the dumpster at the far south end of the parking area. They also recommended planting low, slow-growing shrubs along the edge of the drainage swale to help prevent visitors from backing into the swale. Other types of barriers such as a row of large potted plants or flowers may be substituted for the shrubs. Lastly, they recommended some type of indicator such as reflector poles along the north and south boundaries of the Route 4 access area, to better delineate those boundaries.

Teri Corsones relayed the modifications to Mr. Biasuzzi and he indicated that he will incorporate the modifications into a revised site plan. Teri will prepare supplemental minutes reflecting the results of the site visit, and the revised site plan will be attached to them. The draft minutes of February 6, 2017 remain in effect except as modified by the details set forth in the supplemental minutes.

Respectfully submitted,

Teri Corsones