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| William Ambrosino, ChairmanDamon Tinio, Vice Chairman |  | Barry IadarolaJohn VandersluisJay Krauss |

**TOWN OF MENDON**

**PLANNING BOARD**

**Mendon Town Hall**

**18 Main Street**

**Mendon, Massachusetts 01756**

**Telephone: (508) 473-2679**

MINUTES OF MEETING

JANUARY 22, 2024

Present: Damon Tinio, Barry Iadarola, John Vandersluis, Jay Krauss, Jack Hunter, Dylan Lindholm

Absent: Bill Ambrosino

Mr. Tinio opened the meeting at 6:12 PM after resolving technical issues.

Mr. Vandersluis made a motion to accept the minutes from 10/16/23 and 12/4/23. Mr. Krauss seconded. All in favor.

Emily Glaubitz of CMRPC presented to the Board regarding Mendon’s Housing Production Plan. The previous plan was made in 2019 and will expire this year; a new plan is being developed with CMRPC’s assistance for 2024. Mr. Tinio asked whether Mendon has achieved the goals outlined in the 2019 plan. Mr. Hunter and Anne Mazar responded, saying that while there have not been many affordable homes built in the last five years, that the Town is working on two properties which may support affordable homes. Emily Glaubitz showed a powerpoint presentation and outlined the income levels that qualify for affordable housing, explained different types of housing stock (small homes, rental units, family-sized homes, homes for people with special needs, homes suitable for seniors, etc.), and described how CMRPC will help guide Mendon on suitable housing production to comply with state safe harbor/comprehensive permitting guidelines and based on the goals set by the Mendon Master Plan (2023). Ms. Glaubitz informed the Board that the Area Median Income (AMI) in Mendon is $147,600 and explained that a household’s income cannot exceed 80% of the AMI to qualify for affordable housing. It was noted that Mendon currently has 40 subsidized housing units and can claim safe harbor from comprehensive permits if 11 units are produced within a year.

Mr. Iadarola made a motion to close at 7:06 PM. Mr. Krauss seconded. Vote not taken.

Mr. Tinio asked a member of the audience, Select Board Member Alejna Brugos her thoughts on the Housing Production Plan updates. Alejna Brugos, as a member of the Housing Production Plan Working Group, expressed her support of the efforts.

Mr. Iadarola made a motion to close at 7:08 PM. Mr. Krauss seconded. All in favor.

Respectfully submitted:

Dylan Lindholm