

**SPECIAL TOWN MEETING NOVEMBER 14, 2022-PROCEEDINGS**

The Moderator, Thomas Merolli called the meeting to order at 7:05pm. The Moderator noted that the warrant was properly posted and the citizen's notified. The Moderator dispensed with the reading of the warrant.

Non-Residents admitted into the meeting:

Kim Newman-Town Administrator  
Jean Berthold-Principal Assessor  
Cindy Amara-Town Counsel  
Bill Kessler – Fire Chief  
Victor Gouriev -non-voter  
Anna Gouriev – non-voter  
Gianni Mistretta – Boy Scout Merit Badge candidate  
Tyler McMinniman – Cable 8  
Dr. Maureen Cohen – Superintendent MURSD

The Moderator went over the rules and procedures for the meeting. Electronic voting was used throughout the warrant. The Moderator led the meeting in the Pledge of Allegiance.

ARTICLE 1      Voted to transfer from Free Cash \$658 to pay Bills of a Prior Year 2022.  
**Yes 53   No 3   Passed 9/10ths required**

ARTICLE 2      Voted to raise & appropriate \$130,000 and transfer \$13,900 from Reserve for Negotiations (Line 131D) for the following salary related items:

Assessor Salary (141A2)	\$ 1,630
Finance Salaries (145A1)	\$ 1,020
Town Clerk Salary (161A)	\$ 1,345
Town Hall Salaries (199A)	\$ 13,700
Police Department Salaries (210A2)	\$ 32,950
Fire Department Salaries (220A3)	\$ 38,400
Fire Chief Salary (220A1)	\$ 24,500
Inspector Salaries (241A)	\$ 1,820
Highway Salaries (422A1)	\$ 17,270
Highway Surveyor Salary (422A2)	\$ 2,080
Council on Aging Salaries (541A)	\$ 4,025
Library Salaries (610A1)	\$ 3,280
Parks Director Salary (630A2)	\$ 1,880

**Yes 55   No 2   Passed Majority**

- ARTICLE 3      Voted to transfer \$ 2165 from Free Cash to Weights and Measures (Line244B) for FY23 Weights and Measures deficit.  
**Yes 56   No 1   Passed Majority**
- ARTICLE 4      Voted to transfer \$20,000 from Dispatch (Line 299B1) to Fire Chief Salary (Line220 A1) for Shared Fire Chief Agreement  
**Yes 57   No 1   Passed Majority**
- ARTICLE 5      Voted to transfer \$55,000 from Free Cash to fund Town Planning grants (Line 175B2).  
**Yes 54   No 4   Passed Majority**
- ARTICLE 6      Voted to transfer \$28,769 from the 350th Celebration Special Article to a Community Celebrations account.  
**Yes 56   No 2   Passed Majority**
- ARTICLE 7      Voted to transfer \$31,000 from CPC - Historic for Town Hall Elevator/Exit design.  
**Yes 51   No 5   Passed Majority**
- ARTICLE 8      Voted to Passover this article.  
**Yes 37   No 4   Passed Majority**
- ARTICLE 9      Voted to transfer \$31,351 from Free Cash to Forestry/Tree Warden (294B3).  
**Yes 51   No 8   Passed Majority**
- ARTICLE 10     Voted to Passover this article.  
**Yes 52   No 2   Passed Majority**
- ARTICLE 11     Voted to Passover this article.  
**Yes 55   No 1   Passed Majority**
- ARTICLE 12     Voted to Passover this article.  
**Yes 51   No 4   Passed Majority**
- ARTICLE 13     Voted to transfer \$9,900 from Free Cash to Highway Construction & Maintenance (422D) for furnace replacement.  
**Yes 57   No 1   Passed Majority**
- ARTICLE 14     Voted to transfer \$40,000 from the Community Preservation Accounts - Historic to fund required engineering, architectural, and/or historic studies related to the replacement of the windows in the Mendon Town Hall.  
**Yes 54   No 6   Passed Majority**
- ARTICLE 15     Voted to Passover this article.  
**Yes 51   No 3   Passed Majority**
- ARTICLE 16     Voted to transfer \$24,900 from the Community Preservation Budgeted Reserve Account to fund upgrades to the Memorial Park Tennis Courts and Clough School Basketball Courts to add lines for Pickleball courts and purchase portable pickleball nets.  
**Yes 53   No 3   Passed Majority**

ARTICLE 17  
(LHDC)

Voted to accept the land and easement from APPLEWOOD, LLC, a Massachusetts limited liability company having a usual place of business at 67 Cape Road, Mendon, Massachusetts, in consideration of LESS THAN ONE HUNDRED DOLLARS (\$100.00) PAID, including certain parcels of land off Providence Street, Mendon, Worcester County, Massachusetts being shown as "OPEN SPACE PARCEL A 87,716 SF+", "OPEN SPACE PARCEL B 20,430 SF+" and "OPEN SPACE PARCEL C 1,067,017 SF+ 24.5 ACRES", and an easement over that portion of Lot 5, being shown as "25 FT WIDE OPEN SPACE ACCESS EASEMENT 5,431SF+", all as shown on a Plan entitled "'APPLEWOOD' OPEN SPACE COMMUNITY DEFINITIVE PLAN OF LAND IN MENDON, MASSACHUSETTS DATE: NOVEMBER 8, 2018", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 944, Plan 26. For a more particular description of said parcels, see Exhibit A attached hereto. For Grantor's title, see deed of Brian D. Testa Et Al, recorded in Book 61005, Page 134 at said Registry of Deeds.

**Yes 60 No 1 Passed Majority**

ARTICLE 18

Voted, pursuant to Massachusetts General Laws Chapter 40C, Section 3, and any other enabling law:

- (1) to receive the 2022 Historic District Expansion Study Report, with recommendations, of the Local Historic District Commission
- (2) to create the Washington Street Historic District and the Jotham Hayward Homestead District (6 Bates)
- (3) To amend the General By-Laws, Chapter 30, Local Historic District by inserting the maps of the 2 new districts as "Appendix 3: Washington Street District" and "Appendix 4: Jotham Hayward Homestead District"

**Yes 54 No 8 Passed Majority**

ARTICLE 19

Voted to amend the General By-Laws, Chapter 30, Historic District By-Law, by inserting the following item into Section 9 Exclusions. "9.1.8 Pools and Play Structures"

**Yes 59 No 3 Passed Majority**

ARTICLE 20

Voted to accept Applewood Lane, as laid out by the Select Board, as a public way within the Town, and to further authorize the Select Board to acquire, by gift, purchase, taking or otherwise, any fee, easement, or other interest in Applewood Lane.

**Yes 55 No 5 Passed Majority**

ARTICLE 21

Voted to accept Brookview Lane, as laid out by the Select Board, as a public way within the Town, and to further authorize the Select Board to acquire, by gift, purchase, taking or otherwise, any fee, easement, or other interest in Brookview Lane.

**Yes 52 No 4 Passed Majority**

ARTICLE 22

Voted to accept Willowbrook Lane, as laid out by the Select Board, as a public way within the Town, and to further authorize the Select Board to acquire, by gift, purchase, taking or otherwise, any fee, easement, or other interest in Willowbrook Lane.

**Yes 57 No 2 Passed Majority**

ARTICLE 23

Voted to re-authorize the Select Board to enter into a lease between the Town of Mendon and the Mendon-Upton Regional School District, of certain land with all improvements situated thereon located on the westerly side of North Avenue in Mendon, the said premises having been and being known as the "Henry P. Clough School" and all furnishings, furniture and equipment owned by the Town contained in or used in conjunction with said School for a term of twenty

(20) years, with an option of renewing the lease under the same terms for an additional period of twenty (20) years

**Yes 59 No 1 Passed Majority**

A motion to dissolve the warrant was made at 7: 50pm. The tellers for the meeting were Kathy Rich and Nancy Fleury. Officer T. Matt Hoar was the officer on duty. There were 65 voters in attendance.

A true copy. Attest:

A handwritten signature in cursive script, appearing to read "Ellen Agro".

Ellen Agro  
Town Clerk