

MINUTES OF MEETING----- August 25, 2014
APPROVED-----September 8, 2014

Chairman Goddard, Selectmen Reil and Town Administrator Newman are present in the Upper Town Hall, Mendon.

Chairman Goddard called the meeting to order at 7:02 pm.

Taft Library Building Committee Chairman, Joe Cronin and Project Manager Mary Bulso joined the Selectmen. Mr. Cronin explained that town counsel and the contractor's attorney reviewed the contract. **Selectman Reil made and Chairman Goddard stepped down to second a motion to sign the Asbestos Abatement Contract for the new Taft Library, 29-31 North Avenue, with Allstate Asbestos Abatement, 55 Harvard Street, Lowell, MA. The motion carried unanimously. Action:** *Ms. Willoughby to ensure that all signatures are obtained and give signed contract to Ms. Bulso.*

Ken O'Brien and Bruce Tycks, members of Board of Assessors, joined Selectmen to correct expiration date of Mr. Hackenson's term. **Selectman Reil made and Chairman Goddard stepped down to second a motion to rescind the vote taken at last meeting in order to update expiration date of Tom Hackenson's appointment to Board of Assessors. Goddard-aye, Reil-aye, O'Brien-aye, Tycks-aye. Selectman Reil made and Chairman Goddard stepped down to second a motion to appoint Thomas Hackenson, 21 Kinsley Lane, to the Board of Assessors with a term to expire May 12, 2015. Goddard-aye, Reil-aye, O'Brien-aye, Tycks-aye.**

Larry Pearson, owner of 43 Quissett Road, Anne Mazar, Land Use Committee Chairperson and Jean Berthold, Principal Assessor joined the Selectmen. Mr. Pearson explained that he is converting his property under Chapter 61A to residential. The contract price is \$800,000. The Board has right of first refusal and 120 days to decide whether they want to purchase property. Selectman Schofield joined the meeting. Ms. Mazar said she thinks the Town should exercise its right. The price would have to be matched but through multiple sources. The Town would only have to pay a fraction of the contract price. Ms. Mazar explained several appealing features which include being 70 acres; half is wooded and half is pastures. It abuts 800 acres of open preserved space. It is a farm and could be kept as such and provide local farm products for Mendon residents. The Land Use Committee is working with Mass Fish & Wildlife which doesn't have enough money to buy more than half the property. They would be interested in the wooded area. She is also working with the Northeast Farm Access Group which is an investment group that may be interested in purchasing the farm portion. The group matches farmers with investors who want a lease-to-buy agreement. The Town could use CPA funds to protect the property. Benefits include that the Town could still have access through the Fish & Wildlife portion of the property at a fraction of the contract price. It would be contiguous with other open space expanding the wildlife habitat. It could be farmed so residents could have local farm products. Ms. Berthold advised the Board that they must have a hearing if they wish to assign or exercise their option. The 120 days started from August 19 to have a public hearing. Once a decision is made, Mr. Pearson must be notified, it must be recorded at Registry of Deeds and execution must occur within 90 days. They would have to put an article on the November Special Town Meeting warrant to see if voters wish to spend money to purchase the property. John & Eileen Gomersall, Quissett Road, feel it is a critical piece of property, priority habitat, has one certified and several potential vernal pools. They would like to see the property preserved. Selectmen agreed they are considering executing the right and doing due diligence before executing. *Action: Ms. Willoughby to send Mr. Pearson a letter with Board's decision.* Anne said that she has several questions for town counsel before a hearing date can be set. **Selectman Reil made and Selectman Schofield seconded a motion to draft a letter of interest to Mr. Pearson indicating we are exploring our rights of first refusal. The motion carried unanimously.**

Selectman Reil made and Selectman Schofield seconded a motion to allow Troop 44, Mendon Boys Scouts of America to hold a can and bottle drive from 9:00 a.m. to 2:00 p.m. on Saturday, September 13, 2014 in the Town Hall parking lot of 20 Main Street and to hang a banner sign on the metal railing on the Town Hall railing for one week prior. The motion carried unanimously.

Shirley Smith presented Selectmen with a list of recommended new by-laws, amendments and a warrant article for a Special Town Meeting. Ms. Smith feels that putting them after financial articles leads to a lengthy meeting where people lose interest and there are amendments brought to the town meeting floor. She requested a separate Special Town Meeting (STM) for just these items. Selectman Schofield noted that it costs \$4,000 to hold a STM. He believes there are other issues such as insufficient consensus building and unclear language in the articles. Chairman Goddard does not want to keep money articles off the warrant if they are needed. Selectman Schofield said he has heard criticism that there are too many special town meetings. Members discussed different options. Chairman Goddard suggested holding a March special by-law town meeting. This will not preclude financial articles if they are needed. They will work out details in later meeting.

Members agreed that the FY 15 focus will be discussed on September 8. He forwarded the new matrix to members

Consideration for funding of additional cell tower antenna infrastructure will be postponed to Sept 8 meeting.

Chairman Goddard announced that members will be attending the Planning Board meeting and will adjourn from there.

Members joined the Planning Board Meeting in the lower level of Town Hall. Planning Board Chairman Ambrosino read the hearing notice to rezone 3 North Avenue from a General Residential District to the General Business District. BOS Chairman Goddard explained that his Board wants to find out whether there is commercial interest to buy or lease the property. Discussion included the possibility of moving the Conservation Restriction from the southern part of the property to the northern part. All acknowledged that changes can only be made with Town Meeting approval. The Planning Board voted unanimously to approve the zoning change for 3 North Avenue.

Selectman Schofield made and Selectman Reil seconded a motion to adjourn the meeting. The motion carried unanimously.

Respectfully submitted,



Diane Willoughby
Administrative Assistant

Document Discussed located in 'Administrative Secretary's' Office:

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Asbestos Abatement Contract for the new Taft Library, 29-31 North Avenue, with Allstate Asbestos
Abatement, 55 Harvard Street, Lowell, MA
By-Laws, Amendments and Warrant Article List
Letter from Larry and Sandra J. Pearson dated August 19, 2014