

**Community Preservation Committee Meeting
November 10, 2011 at 7:30 pm
Town Hall Mail Room**

Members Present: Bill Aten, Peter Denton, Barry Iadarola (arrived at 7:50 pm), Anne Mazar and Wayne Wagner. **Also Present:** Shirley Smith

Peter made a motion to accept the minutes of the 10/13/11 meeting, Wayne seconded the motion and it was unanimously approved.

Anne asked the committee whether or not they wanted to transfer the interest collected in the CPA Fund Balance into the other CPA accounts with annual funding from the MA CPA Trust Fund and the town levy amounts. She said that Claudia Cataldo, the Mendon Town Accountant, said the advantage to keeping it in the CPA Fund Balance is that when the town meeting vote is made to transfer the MA CPA Trust Fund and the town levy amounts, the funds can immediately be moved into the other accounts. Wayne said he saw no reason to transfer the interest over, since Claudia would then be unable to transfer the funds over until the levy from the taxpayers was collected in the current fiscal year.

Wayne made a motion that town set aside for later spending from the FY12 Community Preservation Revenues \$36,543.30 (10%) for open space; \$36,543.30 (10%) for historic preservation; \$36,543.30 (10%) for affordable housing, \$18,271.65 (5%) for administration and \$237,531.45 (65%) to the Community Preservation Budgeted Reserve, it was seconded by Peter and it was unanimously approved.

Shirley Smith presented the idea to allow accessory apartments in Mendon and to have the option to make them an affordable unit. This would count towards the 10% of affordable housing that each town needs to work towards to avoid the developer's forcing the 40B subdivisions in Mendon, where the developer can then bypass the local zoning bylaws. She said that the town can offer CPA funds as an incentive, to the homeowner to use to renovate their accessory apartment, as long as they put an affordable housing restriction on the unit. The committee was interested in the idea. Shirley will work on a bylaw for this and bring it back to the committee at a future meeting.

Barry made a motion to adjourn the meeting, Peter seconded the motion and it was unanimously approved.

Submitted by Anne Mazar

**Community Preservation Committee Meeting
October 13 2011 at 7:30 pm
Town Hall Mail Room**

Members Present: Bill Aten, Peter Denton, Barry Iadarola, Anne Mazar, Dennis Shaheen and Wayne Wagner. **Also Present:** Bob Carlson and Gary Smith

Gary Smith showed the committee a 35+ acre parcel of land that is located behind the houses in the Strawberry Court subdivision on Vincent Road. He asked if he thought the town might want to purchase it for open space for a price in the range of \$200,000. Barry said that it is a beautiful piece of land. Wayne said that his concern was that it did not connect with other large parcels of open space. Dennis agreed. Anne pointed out that it is not an area of focus in the *Open Space and Recreation Plan*. Wayne suggested that the homeowners that abut the property might want to purchase the property and preserve it. Bill said the other parcels that have been protected were in areas of large abutting open space. The general consensus was that it would not be a good parcel to purchase with CPA funds.

Bob Carlson told the committee that the Library Trustees wanted to sell the 20+/- acre parcel on the corner of Hopedale Street and North Avenue that the Library Trustees own. Anne mentioned that Bill Ambrosino was looking for a location to put in sports fields and maybe this location would work. Dennis said the land was very wet. Anne said it does connect to large areas of open space that are marked as high priority in the *Open Space and Recreation Plan*. Dennis asked who owns the property, the town? Anne asked Bob to look at the deed and get back to the committee as to whom legally owns the property. He said he would get back to the committee.

Anne asked Dennis if he would coordinate setting up the conservation restriction on the Paddock property on Providence Street with the Metacomet Land Trust and he said he would.

Wayne left at 8:20 pm.

Barry made a motion to accept the minutes of 10/21/10 & 11/29/10 & 4/11/11, Dennis seconded the motion and it was unanimously approved.

Barry made a motion to see if the town will set aside for later spending from the FY12 Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for affordable housing, (5%) for administration and (65%) to the Community Preservation Budgeted Reserve, Peter seconded the motion and it was unanimously approved.

Barry made a motion to adjourn the meeting at 8:45 pm, Peter seconded the motion and it was unanimously approved.

Submitted by Anne Mazar

**Community Preservation Committee Meeting
April 11, 2011 at 5:30 pm
Town Hall Mail Room**

Members Present: Sue Barnett, Peter Denton, Barry Iadarola, Anne Mazar, Dennis Shaheen and Wayne Wagner.
Also Present: Will McHenry

Margaret Bonderenko gave the committee a tour of the Mendon Town Hall refurbished vault and restored historical records.

Sue made a motion to accept the minutes of 10/21/10 and 11/29/10; it was seconded by Peter and unanimously approved.

Peter made a motion to transfer \$593,000 from the Nolet Land Purchase Account into the Community Preservation Budgeted Reserve Account; it was seconded by Wayne and unanimously approved.

Dennis made a motion to appropriate, and authorize the Treasurer with the approval of the Selectmen under the authority of M.G.L. Chapter 44B, The Community Preservation Act, \$365,000 from the Community Preservation Budgeted Reserve Account, for the purpose of purchasing for conservation and passive recreation purposes, by negotiated purchase or otherwise, all or a portion of a certain property known as the Nolet property consisting of a total of 27 +/- acres, as described on a Plan of Land made by Guerriere & Halnon Inc. and recorded at the Worcester District Registry of Deeds in Book 864, Plan 114; that said land be conveyed to said Town of Mendon under the provisions of Massachusetts General Laws, Chapter 40, Section 8c, and as it may hereafter be amended and other Massachusetts statutes relating to Conservation, to be managed and controlled by the Conservation Commission of Mendon, and the Conservation Commission shall be authorized, acting on behalf of the Town of Mendon, to file on any and all applications deemed necessary for grants and /or reimbursements from the Commonwealth of Massachusetts and/or any others in any way connected with the scope of this Article, and Town of Mendon and its Conservation Commission shall be authorized to enter into all agreements and execute any and all instruments as may be necessary on behalf of Mendon to affect said purchase, including holding a perpetual conservation restriction and/or the conveyance of a perpetual conservation restriction in accordance with M.G.L. Chapter 184, as required by Section 12(a) of Chapter 44B, as may be necessary on behalf of the Town of Mendon to affect said purchase. Said conservation restriction may be granted to The Trustees of Reservations or any other organization qualified and willing to hold such a restriction, it was seconded by Peter and unanimously approved.

Peter made a motion to transfer \$95,657 from the Community Preservation Budgeted Reserve Account to fund the open space portion of the FY12 Fino Land Debt Exclusion; it was seconded by Sue and unanimously approved.

Dennis made a motion to appropriate \$7000 from the Community Preservation Open Space Account into the Paddock Land Purchase Account; it was seconded by Peter and unanimously approved.

Dennis made a motion to appropriate \$20,000 from the Community Preservation Budgeted Reserve Account to repair the tennis courts if a grant is received to reimburse half of the cost of the project and if the CPA pending legislation is passed; it was seconded by Wayne and unanimously approved.

Sue made a motion to pay the Community Preservation Coalition dues of \$750 from the Community Preservation Administration Account; it was seconded by Peter and unanimously approved.

The Conservation Commission asked if CPA funds could be used to pay for the annual chemical treatment to remove the weeds in Lake Nipmuc. The committee agreed that this was an annual maintenance project and not eligible for CPA funds.

Wayne made a motion to adjourn the meeting at 6:40PM; Peter seconded the motion and it was unanimously approved.

Submitted by Anne Mazar