

**Community Preservation Committee
Minutes
4/20/21, 6:00PM
Remote Microsoft Teams Meeting**

Members Present: Dan Byer, Peter Denton, Barry Iadarola, Anne Mazar, Lynne Roberts and Lawney Tinio. Others Present: Bill McHenry and Kathy Schofield

Bill McHenry discussed work that has been done on this project including the development of Mendon Design Guidelines manual, grant funding used to perform perc tests and other engineering work, and the need for affordable housing in Mendon. Tino made a motion to recommend that the Town vote to transfer the care, custody, management, and control of 3.2 acres of the 75.8-acre town-owned land at 52 Providence Street from the Select Board for general municipal purposes to the Select Board for affordable housing purposes and to authorize the Select Board, as Lessor, to lease said 3.2 acres of said property, for a term of not more than ninety-nine (99) years for affordable housing purposes; Iadarola seconded the motion and all approved the motion except Denton abstained. Denton wanted to learn more about the project. McHenry and Mazar will meet with Denton to answer questions.

Tino made a motion to recommend that the Town set aside for later spending from the FY22 Community Preservation Revenues (10%) \$67,370 for open space; (10%) \$67,370 for historic preservation; (10%) \$67,370 for affordable housing, (5%) \$33,685 for administration and (65%) \$437,907 to the Community Preservation Budgeted Reserve; Iadarola seconded the motion and it was unanimously approved.

Iadarola made a motion to recommend that the Town transfer \$20,000 from the Community Preservation Affordable Housing Account to renew the position of the part-time Affordable Housing Coordinator for FY22; Tinio seconded the motion and it was unanimously approved.

Tino made a motion to recommend that the Town transfer \$80,055 from the Community Preservation Historical Preservation Account and \$22,000 from the Community Preservation Budgeted Reserve Account to fund the FY22 Police Station Debt Exclusion; Iadarola seconded the motion and it was unanimously approved.

Tino made a motion to recommend that the Town transfer \$71,500 from the Community Preservation Open Space Account and \$21,200 from the Community Preservation Budgeted Reserve Account to fund the final FY22 Fino Debt Exclusion; Iadarola seconded the motion and it was unanimously approved.

Tino made a motion to recommend that the Town transfer \$10,868.79 from the Old Cemetery Repairs Account and \$40,000 from the Community Preservation Budgeted Reserve Account to fund site improvements in the historic cemeteries including Bicknell Cemetery on Hartford Avenue East, George Cemetery on George Street, Old Town Cemetery on Main St, Locust Hill Cemetery on North Ave and Swandale Cemetery on Hartford Avenue East, to repair entry gates, improve drainage, reset small stones, remove

dead trees and limbs, purchase conservator approved biological solvents for restoration work, repair the historic stone walls and other restoration activities, replacing the vote made at the 10/28/20 CPC meeting; Iadarola seconded the motion and it was unanimously approved.

Byer explained the restoration work being done at the beach following the engineering assessment. He said that Alan Tetreault could do a lot of the work to save the town money. Byer said a ramp for small boats would be built to access the lake and that fire trucks would be able to access the water to fill the tank trucks with water from the lake if there was a fire in the area, but a barricade would be put in so that cars could not drive to the water's edge. Iadarola was concerned that the ramp would not allow fishing boats to get into the water on the ramp. Byer said he would try to accommodate this request. Tino made a motion to recommend that the Town transfer \$10,000 from the Community Preservation Budgeted Reserve Account to fund drainage and site improvements at the Mendon Town Beach; replacing the vote made at the 10/28/20 CPC meeting, Iadarola seconded the motion and it was unanimously approved.

Tino made a motion to recommend that the Town transfer \$5,000 from the Community Preservation Budgeted Reserve Account to fund restoration of historical documents held by the Mendon historical Society, Iadarola seconded the motion and it was unanimously approved.

Iadarola made a motion to approve the minutes of the 3/1/21 meeting, Denton seconded the motion and it was unanimously approved.

Iadarola made a motion to adjourn the meeting at 6:35, Denton seconded the motion and it was unanimously approved.

Submitted By Anne Mazar