

**LAND USE COMMITTEE**  
**Meeting Minutes**  
**Thursday, November 8, 2012 at 8:00 am**  
**Town Hall BOS Meeting Room**

**Members Present:** Sharon Cutler, Barry Iadarola and Anne Mazar.

**Also Present:** Bill Ambrosino, Duncan Chapman, Geore Lamothe, Steven Marsden, Bill McHenry and Shirley Smith.

Duncan, Northeast Real Estate Solutions, Inc., said that he wanted input from the town as to what kind of development the town was looking for on the Route 16 "Taft Orchard" property.

Shirley gave an overview of all the environmental impacts on the property, pointing out that no building would be allowed within 200 feet of the Muddy Brook. She said that there is an aquifer that could supply the development on the property, but is not enough water to serve as a town well. She also said that if sewage is taken off the property through a sewage system, versus a septic system, then the water would also have to come from a town water line, because if water is taken out of the ground from a well, it needs to be recharged back into the ground through a septic system.

Anne said that the property is zoned for large-scale ground-mounted solar and it would be good to take advantage of this opportunity. She also said that Jay Byer at the high school was working with a solar company that would provide electricity to the school system, but they needed land to put the solar panels on. Anne gave Duncan the contact information for Jay. Duncan asked how many kilowatts the town used annually, because the town could possibly get the electricity through the solar PV system also. Anne said she would provide this information to Duncan.

Sharon said that the property previously was marketed and the selectmen were hoping to find a mixed-use development. She asked if the leasing option was possible. Duncan said the advantage of leasing is the steady income and with solar, the land could be used for something else in the future once the lease ran out. She also noted that there are 22+/- acres on the other side of Muddy Brook that could possibly be marketed together as a full plan for town use.

Shirley said that the parking bylaw would be modified, so that the exorbitant amount of parking currently required would not be required in the future.

Bill said the town has been looking for athletic fields and maybe this could be integrated into the plan. He said that a bridge over Muddy Brook would not be allowed for vehicle traffic, because of the conservation restriction along Muddy Brook and Route 16 west of Muddy Brook, but a bridge for foot traffic would be allowed. He also said there were two access points through the open space parcel along Route 16 to the back of the property where the 22+/- acre parcel is located.

Duncan said he would get back to the committee with a constraint map and possible options for the town.

Submitted by Anne Mazar

**LAND USE COMMITTEE**  
**Meeting Minutes**  
**Wednesday, October 10, 2012 at 8:00 am**  
**Town Hall Mail Room**

**Members Present:** Sharon Cutler, Barry Iadarola and Anne Mazar.

The Board of Selectmen awarded Commercial Industrial Boiler Systems (CIB) the furnaces/boilers contract for the town hall, fire station and the highway department. CIB was the lowest bidder with the highest quality equipment for the money. Barry explained that in the original quote from CIB, the Weil McLain boilers they suggested for the town hall have an average efficiency rate of 85%. This met the bid spec guidelines, but Anne said that for the Green Communities projects the point is to have the most energy efficient system that is feasible. Barry said that the Buderus oil fired boilers have an efficiency rate of 86.7%. The committee was satisfied with the energy efficiency of the furnaces for the fire station (86%) and the highway department (87%), but was looking for more energy efficient boilers for the town hall. CIB submitted a change order that was less than 10% of the original project cost.

**Barry made a motion to submit a change order to Commercial Industrial Boiler Systems to install two Buderus oil fired units model number G215/7 with an AFUE rating of 86.7%, including necessary Logmatic Control and Module in the Mendon Town Hall, instead of the Weil McLain boilers in the original quote, for an additional cost of \$4,000, it was seconded by Sharon and unanimously approved.**

Anne will follow through to get approval from the Board of Selectmen and inform CIB.

Barry also suggested that if there is extra Green Communities funding it should be used to replace the air conditioning coils at the fire station. Currently the system is oversized working at 5 tons, when 3 tons is sufficient. Anne will talk with Guardian Energy to see if they can provide a simple payback.

**Barry made a motion to adjourn at 8:15 am, Sharon seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar

**LAND USE COMMITTEE**  
**Meeting Minutes**  
**Thursday, September 27, 2012 at 7:30 pm**  
**Town Hall Mail Room**

**Members Present:** Sharon Cutler, Barry Iadarola, Anne Mazar and Lawney Tinio.

The three proposals for the town hall boilers, highway department building furnace and the fire station furnace were reviewed. Commercial Industrial Boiler Services' bid price was \$51,550, Aalanco's bid price was \$53,975 and Boucher Energy's bid price was \$88,172 for the total job. The Green Community funding for the job was \$57,000.

**Lawney made a motion to accept the proposal from Commercial Industrial Boiler Services, because of the quality of the products offered, service and the low bid price, it was seconded by Sharon and unanimously approved.**

**Sharon made a motion to accept the minutes of 1/11/12, 3/7/12 and 6/13/12, it was seconded by Barry and unanimously approved.**

Anne explained that the \$1/year lease to Peter Hawkes haying the Inman Hill Wildlife Conservation Area fields expired this month. Sharon said it is a service to the town, because the town wants to keep the fields open and it would take time and money to do that. Anne suggested that a lease might be drawn up for the Route 16 fields also.

**Lawney made a motion to lease the Inman Hill Wildlife Conservation Area fields and the Route 16 fields to Peter Hawkes, the motion was seconded by Barry and unanimously approved.**

Anne will follow through to have the leases brought to the Board of Selectmen for their signature.

**Sharon made a motion to adjourn the meeting at 8:40 pm, it was seconded by Barry and unanimously approved.**

Submitted by Anne Mazar

**LAND USE COMMITTEE**  
**Meeting Minutes**  
**June 13, 2012 at 7:30 pm**  
**Town Hall Mail Room**

**Members Present:** Sharon Cutler and Anne Mazar.

**Others Present:** Eric Bullock, Dan Fluery, Mark Reil, Joy Trufan-Liptak and Joe Walden.

Dan and Joe gave an update on the Meadow Brook Woods property work. The cabin has windows, doors and outside sheathing. The pile of garbage has been cleaned up. Zach Gaskill continued the path that Gregg LaPlante cut from the road to the cabin. Zach's path runs from the cabin to the pond. AJ Bottoms will be continuing the path along the pond and to the stream. Hunter Peterson will be designing an orienteering course. Anne said the boy scouts have done incredible work on the property.

Joy, from Lycott Environmental, gave an overview of the Inman pond clean up. She had photos from the same location for the past two springs and this spring and was happy to report that this year there were far fewer weeds than the previous two years.

She also talked about the two summer volunteer days for hand pulling the weeds that are in the shallow water. She said they would provide boats, but if people had canoes they could bring them too. She said volunteers should bring work gloves and be prepared to get wet and dirty. Anne thought it would be a fun activity to get people on the water and appreciate the beauty of the pond. Joe will let Anne know what days work for the boy scouts. He said he could contact the boy and girl scouts to let them know about the volunteering. Mark and Anne will let the neighbors and the Meadow Brook Woods Association know about the volunteering. Eric said that it would be interesting to have an educational presentation before the wedding. Joy said she could do that. Mark might also show the volunteers the trail work that the eagle scouts have completed and work that the boy scouts have done on the cabin so that people could see the potential for the passive recreation and generate volunteer interest. Anne will let Mike Francis from the Trustees of Reservations know about the volunteer days. Anne will also consult town counsel about a liability release form for the volunteers to sign.

Joe and Dan said that they were working to clean up the broken glass pieces around the cabin and will continue the effort, but there is a lot of it and it keeps surfacing. Joe said they could put a sign up so that people will be warned of the glass.

Anne showed the group the GPS map of the walk that Mike Francis, Wayne Beitler, Dan and she took walking from the Cormier Wood property to the Meadow Brook Woods property. This will serve as a guide for the future trail. Dan said he would like to clear the trails on the Nolet property, but needs to meet Mike Francis to get approved for using his chainsaw on the property.

**LAND USE COMMITTEE**  
**Meeting Minutes**  
**March 7, 2012 at 7:30 pm**  
**Town Hall Mail Room**

**Members Present:** Peter Coffin, Sharon Cutler, Barry Iadarola and Anne Mazar.

**Others Present:** Mark Reil, Erin and Judy Lewinski.

Anne announced that the Boy Scouts and the Lion's Club would be coordinating a town-wide clean up day on April 21<sup>st</sup>. The Committee discussed ways that Erin and Judy could start a clean-up effort in Milford.

Anne explained that the last grant disbursement is a reimbursement payment and funds would need to be borrowed from the Sustainability Account.

**Sharon made a motion to transfer \$37,000 from the Stabilization Account to the Green Communities Account to fund Mendon Green Community energy efficiency projects and to reimburse the Stabilization Account \$37,000 when the final disbursement of Green Communities funds is received from the state, Peter seconded the motion and it was unanimously approved.**

Anne explained the state Solarize Mass program where only Green Communities can submit application to organize low-cost solar installations for residents and businesses. Carolyn Barthel would be the Community Solar Coach, Anne would be the Municipal Coordinator and Mark would be the Assistant Municipal Coordinator.

**Peter made a motion to support Mendon's application for the Solarize Mass program, Sharon seconded the motion and it was unanimously approved.**

Anne explained the need to mechanically weed the Inman Pond to remove the invasive, non-native water chestnut weeds. She also said mark will be coordinating two volunteer days to help hand pull the weeds in the shallow areas. Peter said Anne should contact Donna Neely of the Blackstone River Watershed Association, since they did a similar project, to get ideas and find out how they used a liability waiver form. The Trustees of Reservations would pay \$8,000 and the town \$6,000 from CPA funds towards the project.

**Sharon made a motion to support \$6,000 of CPA funds and \$8,000 of The Trustees of Reservations funds to go towards the funding of the mechanical weed removal and to support two volunteer days to remove the water chestnuts from the Inman Pond in the 2012 spring, Peter seconded the motion and it was unanimously approved.**

Sharon offered to review the Land Use Committee bylaws to see if they need revision.

**Peter made a motion to adjourn the meeting at 9:13 pm, Sharon seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar

**LAND USE COMMITTEE**  
**Meeting Minutes**  
**January 11, 2012 at 7:30 pm**  
**Town Hall Mail Room**

**Members Present:** Peter Coffin, Sharon Cutler, Barry Iadarola and Anne Mazar.

**Others Present:** Mark Reil

The committee discussed the energy reduction plan chart that Chip Goudreau compiled for the committee. Anne said that this was a good guideline to follow to determine the most cost effective ways to use the rest of the Green Communities money. Although, all the information needs to be cross checked with the individual energy audit reports on each building. It was agreed that the blower door test will offer good information on which buildings need to be better insulated and air leaks sealed. After a discussion, it was decided that AC in the town hall would be one of the last items to change and would go down stairs before the upstairs. Peter suggested that the higher ticket items, such as the library window replacement and the town AC should be the last items to request funding to allow the other projects to be completed first. They also do not have good payback periods. Barry suggested that several of the buildings would do better with the point of use water heaters. Some of the water heaters are very inefficient for the sporadic use of hot water. He said he would check all of the buildings to determine the best water heaters for each building and get back to Anne with the information. Anne will compile the report to request the grant funds and have Mark review it.

**Barry made a motion to accept the 11/17/11 minutes, Sharon seconded the motion and it was unanimously approved. Barry made a motion to accept the 11/28/11 minutes, Sharon seconded the motion and it was unanimously approved.**

**Sharon made a motion to adjourn the meeting at 8:55 pm, Barry seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar