

LAND USE COMMITTEE
Meeting Minutes
February 18, 2016 at 6:00 pm
Mendon Town Hall Mail Room

Members Present: Sharon Cutler, Anne Mazar, Peter Coffin

Guest: Bill McHenry, Paul & Kristen Schmitt, Jack Hodgins, Dan Byer, John Gomersall

The meeting was called to order at 6:00 pm by Chairman Anne Mazar.

Anne updated the Committee on the status of the Forestry Plan. DFW will be doing the plan for the former Woods property, so Anne has asked Metacomet if they will consider funding the Forestry Plan for the Inman Hill Wildlife Conservation Area Property (\$1,650). The Committee agreed on the filing of the Forestry Plan. (see attached document) **Action Item:** Anne will follow up with Metacomet to find out their decision at their meeting on 2/18/16 and advise the Committee.

The Committee reviewed the proposed by-law that would create a temporary one-year moratorium on new applications for Solar Power Commercial use in residential areas. See attachment to the end of this document. **Motion:** Sharon moved that the by-law be approved by the Committee as written. The motion was seconded by Peter and passed with unanimous agreement of the Committee. The Planning Board Open Hearing on the current proposal at 128 Providence Road is rescheduled for 2/22/16 due to the snowstorm on 2/8/16. This by-law would not impact this current proposal.

Peter & Kristin Schmitt discussed the possible donation of 16 acres of land on 56 Millville Road. The property is a 26 acre lot between Millville and Blackstone Street. The proposed new owners want only 10 acres and they thought that this had something to do with the ability to get a mortgage on that much acreage. There is an existing variance on the property that allowed for a driveway from the Blackstone Street entrance but the actual address of the house is on Millville Road. Anne said the property is close proximity to Meadow Brook Uplands open space area and the 16 acres could be a valuable trail connection. The Schmitts wanted to know what they needed to do, the timeline and the requirements for the deed if in fact this comes to fruition. **Action Item:** Anne agreed to forward information to the Schmitts on the proper wording for a deed transfer to create the property as open space, recreation and/or agriculture. **Motion:** Peter moved that the Land Use Committee support the acceptance of this piece of property. Sharon seconded the motion and it passed with the unanimous approval of the Committee.

Anne provided the committee with the proposed wording for the Deed Restriction on the property at 131 North Avenue Vegetable Farm. The committee recommended that the deed require that 60% of the 29 acres be preserved as open space and that a maximum footage allowed on the barn size and any additions to the barn or any ancillary structures would need approval by the Select Board. **Motion:** Sharon moved that these recommend changes be forwarded to Town Counsel for a rewrite of the recommendations for deed transfer. Peter seconded the motion and it passed with the unanimous approval of the Committee.

Holiday Lighting at Founders Park was discussed. Due to the growth of the trees 5 additional strands of the LED lights are needed. **Motion:** Sharon moved that Anne is authorized to spend up to \$250 from the Founders Park Account for LED strand lights. Peter seconded the motion and it passed with unanimous approval of the committee.

The committee reviewed the 2nd phase of proposed use of the 52 Providence Road property developed by CDM Smith Co. The land use shows the proposed best use would be for senior affordable housing. The idea is that CPA funds could be used for the engineering and design aspects of the project and the construction and management would be bid out.

Minutes from 1/27/16 were reviewed. **Motion:** Peter moved that the minutes be approved as written, Sharon seconded the motion and it passed with unanimous approval.

The wording for the land steward hand out was reviewed. Peter said that the Conservation Commission needs to be included in the document, since they are responsible for the open space properties. Other changes were suggested. **Action:** Anne will rewrite the document for the next meeting.

Anne advised the Committee that the Trail Mapping on the Inman Hill Wildlife Conservation Area is progressing and she would like to try to get the help of CMRPC to complete. **Action:** Anne will ask Kim if the CMRPC hours allotted to the town could be used for this project.

Anne advised the Committee that the workshop LID Development would take place on 2/29 and the review would be on proposed by-law changes.

A brief discussion took place on the use of new Town emails. Most of the committee preferred to be contacted on their personal email accounts since they are volunteers and not employees of the Town. Anne is copying all her town emails to the town email address, so there are official emails on file. Further investigation is needed to find out if this is possible. **Action Item:** Anne will investigate and advise the Committee.

Anne advised the Committee that \$13,800 was received for the Cox property conservation restriction documentation and \$5,000 was received for the Con Com for the turtles. Chief Horn advised Anne that clean up of the barn due to the fire was needed and should be done before the Town accepts the property. **Action Item:** Anne will work with Kim and town counsel to have the correct wording on the March Special Town Meeting warrant to reflect the remediation of the barn area by the current owners before town acceptance.

Motion: Peter moved that the meeting be adjourned, Sharon seconded the motion and the motion passed with unanimous approval. Meeting adjourned at 7:25 PM

Submitted by Sharon Cutler
Secretary

Landowner Goals

Please **check** the column that best reflects the importance of the following goals:

(Filled out at the 2/18/16 LUC meeting)

| Goal | Importance to Me | | | |
|--|------------------|--------|-----|--------------------------|
| | High | Medium | Low | Don't Know |
| Enhance the Quality/Quantity of Timber Products* | | | X | |
| Generate Immediate Income | | | X | |
| Generate Long Term Income | | | X | |
| Produce Firewood | | | X | |
| Defer or Defray Taxes | | | | NA |
| Promote Biological Diversity | X | | | |
| Enhance Habitat for Birds | X | | | |
| Enhance Habitat for Small Animals | X | | | |
| Enhance Habitat for Large Animals | X | | | |
| Improve Access for Walking/Skiing/Recreation | X | | | |
| Maintain or Enhance Privacy | X | | | |
| Improve Hunting or Fishing | X | | | |
| Preserve or Improve Scenic Beauty | X | | | |
| Protect Water Quality | X | | | |
| Protect Unique/Special/ Cultural Areas | X | | | |
| Attain Green Certification | | | | Not sure what this is... |
| Other: | | | | |

*This goal must be checked "HIGH" if you are interested in classifying your land under Chapter 61/61A.

In your own words, describe your goals for the property: The Land Use Committee (LUC) goals for the forestry plan are to enhance the wildlife habitat, hunting and passive recreation on the property. The LUC, working with the Conservation Commission, has and plans to continue to apply for grants, solicit donations, use CPA open space funding and coordinate volunteers and other regional organizations (including BSTRA & MA DFW) to care for the property. Income from timber sales is not needed at this point in time. Since the forest was clear-cut for farming in the last 100 years, the LUC would like to allow the forest to mature, while enhancing the ecosystem, which the committee realizes may include the cutting of trees in certain areas of the property.

Stewardship Purpose

By enrolling in the Forest Stewardship Program and following a Stewardship Plan, I understand that I will be joining with many other landowners across the state in a program that promotes ecologically responsible resource management through the following actions and values:

1. Managing sustainably for long-term forest health, productivity, diversity, and quality.
2. Conserving or enhancing water quality, wetlands, soil productivity, carbon sequestration, biodiversity, cultural, historical and aesthetic resources.
3. Following a strategy guided by well-founded silvicultural principles to improve timber quality and quantity when wood products are a goal.
4. Setting high standards for foresters, loggers and other operators as practices are implemented; and minimizing negative impacts.
5. Learning how woodlands benefit and affect surrounding communities, and cooperation with neighboring owners to accomplish mutual goals when practical.

Signature(s): Ame S. Mazar, LUC Chair

Date: 2/18/16

Owner(s) (print) Anne S. Mazar

(This page will be included with the completed plan.)

Page 1 of 2

