

LAND USE COMMITTEE
Meeting Minutes
April 14, 2016 at 7:00 pm Town Hall

Members Present: Sharon Cutler, Anne Mazar, Peter Coffin

The meeting was called to order at 7:10 pm by Chairman Anne Mazar.

Minutes from the 3/16/16 meeting were reviewed. **Motion:** Peter moved that the minutes for 3/16/16 be approved as written. Sharon seconded the motion and it passed with the unanimous approval of the Committee.

A brief discussion on the stewardship program took place. Cormier Woods & Town Forest and Meadow Brook Uplands will be assigned later. **Motion:** Sharon moved that the following people be assigned as volunteers to the stewardship programs: Kevin Rudden for Meadow Brook Woods; Mary Anne and Gary Murphy for Inman Hill Wildlife Conservation Area; John Gomersall and Derek Markle for Quissett Wildlife Management Area. The motion was seconded by Peter and passed with the unanimous approval of the Committee.

Anne provided the Committee with an update of the Forestry Plan at Inman Hill Wildlife Conservation Area. A link for the plan can be found at www.baystateforestry.com/mendon/.

The Five Year Land Use Program Goals were reviewed. **Motion:** Sharon moved to accept the Program's Goals as written (following). Peter seconded the motion and it passed with the unanimous approval of the Committee.

Anne updated the committee on the status of the Inman Pond clean-up. TTOR has agreed to fund \$9,000 & Mendon Land Bank would pick up the balance of \$2,400. She explained that hopefully this will be the last mechanical work to be done, **Motion:** Sharon moved that we accept \$9,000 from TTOR and pay \$2,400 from the Mendon Land Bank for the mechanical weeding on Inman Pond. Peter seconded the motion and it passed with the unanimous approval of the Committee.

Discussion took place on lease renewal for haying of Town owned property. **Motion:** Peter moved that 3 year haying lease for R16, Inman Hill and 52 Providence Street be awarded to Peter Hawks for the sum of \$5.00/year. Sharon seconded the motion and it passed with the unanimous approval of the Committee.

Discussion took place on the Cox property at 34 George Street. Guerriere and Halnon Engineering advised Anne that there are no toxic issues due to the debris at the location of the burned barn.

Trail mapping for the Quissett Wildlife Management area is a work in process by CMRPC.

Discussions took place on the possibility of walks/horseback trail rides for the 350th to help advertise the trail availability. Peter volunteered to do a Nature Tour. Further discussion will take place.

The Treasurer/Collector is looking at the possibility of selling some town owned land that could help to generate revenue. Anne responded to her request with explanations of the properties she had listed. (Following is Anne's response on the properties.)

Peter Denton will be following through with CPC on the Farm management plan for 43 Quissett Road.

Motion: Peter moved that the meeting be adjourned; the motion was seconded by Sharon and passed with unanimous approval. Meeting adjourned at 8:10 PM

Submitted by Sharon Cutler
Secretary

**Five-Year Land Use Program
Mendon Land Use Committee**

1. GOAL: To protect critical parcels of land for conservation and passive recreation
2. GOAL: To provide active recreation areas to meet the needs of Mendon's growing population
3. GOAL: To access funding and land protection strategies to protect or purchase land for open space or recreation
4. GOAL: To maintain recreational and passive recreation properties the town owns
5. GOAL: To protect the town's water resources (wetlands, ponds, aquifers etc.)
6. GOAL: To provide support to farmers who want to keep their land in agriculture and maintain productive farms
7. GOAL: To help guide business and residential development to shape Mendon's growth, avoiding haphazard development
8. GOAL: To provide cemetery space to meet future needs
9. GOAL: To assist in the acquisition of land for the Town of Mendon's needs
10. GOAL: To work towards the goal of 10% affordable housing units for the Town of Mendon

Full copies of the Mendon Open Space and Recreation Plan 2013-2020 can be seen on the town website and copies can be found at the Mendon Town

Hi Linda,

Below is what I know about some of the properties. Let me know if you have questions or need more information.

15 Puffer Drive the 3.61 acres were given to the town by the Cobbler's Knoll developer as open space. It is landlocked. It abuts the town-owned 74 Providence Street (Muddy Brook South Conservation Area), which has a conservation restriction on it, because it was purchased at a bargain price with CPA funds.

26 Hartford Ave East was given to the town by the Cobbler's Knoll developer. This parcel also abuts the town owned 74 Providence Street (Muddy Brook South Conservation Area) that has a conservation restriction on it. It is a nice buffer to the Muddy Brook South Conservation Area and it protects Muddy Brook, which runs through the middle of it, making that section Core Habitat on the National Heritage and Endangered Species Program BioMap2.

This parcel does have street frontage. It is listed as open space property, but I do not think there is a restriction on it. It was once hayed. If it was sold for a house lot or two, I think it should be restricted where the house could be built before the town sells it. It is also on a very dangerous part of Hartford Ave East, so I would ask Alan what he thinks about curb cuts.

33A Asylum Street I can't find this parcel. Is it the rectangular unmarked parcel that is northeast of 33 Asylum St?

13 Pleasant Street I think that Paul does own this. The town should find out if they sell the property, because it will have to be surveyed. Fred Lapham has done a lot of work in this area. The town does own some backland on that side of Pleasant Street, which we might be able to figure out if the Starrett's survey their land.

15 Inman Hill Road was part of the Kelly Farm land that the town bought. I have a septic plan and survey for the property. It would be a perfect house lot to sell for \$150,000 as a minimum price, because it abuts 800 acres+ of preserved open space. It would be very desirable to someone who want to have preserved open space in their backyard.

214 Providence Street was donated to the town as open space from the Allaire's when they built the houses down there on Providence Street. It is landlocked. It needs to be kept as open space.

15 Thayer Road is the old Cook Cemetery. Gary Smith was trying to work with the town to get a road there, so that it could be used for future cemetery space. I think it is landlocked now.

Thanks,
Anne S. Mazar, Chair
Mendon Community Preservation Committee
Mendon Land/Energy Use Committee
508.280.8826